

RESOLUTION NO. 2026-140

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, TWO BILLS OF SALE, A FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER AND RECLAIMED WATER SYSTEMS TO SERVE SILVERLEAF MARKET PARCEL 23A LOCATED OFF SAINT JOHNS PARKWAY.**

**RECITALS**

**WHEREAS**, Silverleaf Market, LLC, a Florida limited liability company, 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 reclaimed water systems to serve Silverleaf Market Parcel 23C, attached hereto as Exhibits “A” and “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, White’s Ford Timber, LLC, a Florida limited liability company, 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 reclaimed water systems to serve Silverleaf Market Parcel 23C, attached hereto as Exhibits “B” and “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, Florida Roads Contracting, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Market Parcel 23C, attached hereto as Exhibits “E” and “F”, 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 “G” 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 Easements for Utilities, Bills 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 Easements for Utilities and Final Release of Lien and file the Warranty and Bills of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5<sup>th</sup> day of May, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAY 05 2026

By: Clay Murphy  
Clay Murphy, 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 6<sup>th</sup> day of October, 2025 by Silverleaf Market, LLC, with an address of 2963 DuPont Ave Jacksonville FL 32217, 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 reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and 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 and 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 and 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.

(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:

[Signature]  
Witness Signature

Dominica Cocuzza  
Print Name

4218 Crownwood Drive

Jacksonville, FL 32216  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: A. Chester Skinner IV

Title: Manager

[Signature]  
Witness Signature

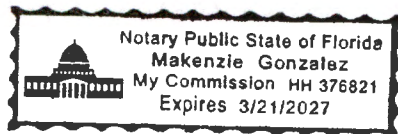
Katelyn Kistler  
Print Name

2963 Dupont Ave

Jacksonville, FL 32217  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 16 day of October, 2025, by A. Chester Skinner IV, who is manager of Silverleaf market LLC. Such person is personally known to me or has produced N/A as identification.



[Signature]  
Notary Public  
My Commission Expires: 3/21/2027

**EXHIBIT "A"**  
**EASEMENT AREA**

Revised December 11, 2024  
October 9, 2024  
Page 1 of 2

Work Order No. 24-048.04  
File No. 130B-03.04A

### St. Johns County Utility Department Easement 1

A portion of Sections 5 and 8, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Grocer Parcel, as described and recorded in Official Records Book 5993, page 1625, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on said Westerly right of way line; thence North  $19^{\circ}17'11''$  East, along said Westerly right of way line, 35.86 feet to a point on a non-tangent curve concave Easterly having a radius of 11,625.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}30'30''$ , an arc length of 1117.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $19^{\circ}29'47''$  West, 1117.21 feet; thence South  $73^{\circ}17'11''$  West, departing said Westerly right of way line and along a non-tangent line, 133.30 feet; thence South  $73^{\circ}30'28''$  West, 148.09 feet to the Northeasterly corner of said Grocer Parcel and the Point of Beginning.

From said Point of Beginning, thence Southeasterly along the Easterly line of said Grocer Parcel the following 3 courses: Course 1, thence South  $19^{\circ}52'59''$  East, 359.91 feet; Course 2, thence South  $67^{\circ}25'40''$  East, 250.74 feet; Course 3, thence North  $70^{\circ}43'33''$  East, 9.74 feet; thence South  $67^{\circ}25'40''$  East, departing said Easterly line, 24.55 feet; thence South  $22^{\circ}25'40''$  East, 56.80 feet to a point lying on said Easterly line of Grocer Parcel; thence Southerly along said Easterly line the following 5 courses: Course 1, thence South  $71^{\circ}00'51''$  West, 3.12 feet; Course 2, thence South  $22^{\circ}34'20''$  West, 396.72 feet to the point of curvature of a curve concave Northwesterly having a radius of 223.50 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of  $25^{\circ}09'56''$ , an arc length of 98.17 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $35^{\circ}09'19''$  West, 97.38 feet; Course 4, thence Southerly along the arc of a curve concave Easterly having a radius of 25.00 feet, through a central angle of  $81^{\circ}38'25''$ , an arc length of 35.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $06^{\circ}55'04''$  West, 32.68 feet; Course 5, thence South  $33^{\circ}54'08''$  East, 194.75 feet; thence North  $75^{\circ}52'44''$  West, departing said Easterly line, 16.99 feet; thence South  $11^{\circ}41'20''$  West, 50.73 feet to a point lying on the Northwesterly line of Sidewalk Parcel 20, as described and recorded in Official Records Book 5733, page 1441, of said Public Records; thence Southwesterly, along said Northwesterly line and along the arc of

**St. Johns County Utility Department Easement 1 (continued)**

a non-tangent curve concave Southeasterly having a radius of 1291.00 feet, through a central angle of  $00^{\circ}22'10''$ , an arc length of 8.32 feet to a point lying on the Southerly line of said Grocer Parcel, said arc being subtended by a chord bearing and distance of South  $56^{\circ}27'11''$  West, 8.32 feet; thence Northerly, departing said Northwesterly line, along said Southerly line and along the arc of a non-tangent curve concave Westerly having a radius of 25.00 feet, through a central angle of  $36^{\circ}35'52''$ , an arc length of 15.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}36'12''$  West, 15.70 feet; thence North  $33^{\circ}54'08''$  West, continuing along said Southerly line, 9.71 feet; thence North  $11^{\circ}41'20''$  East, departing said Southerly line, 43.40 feet; thence North  $33^{\circ}54'08''$  West, 175.47 feet; thence South  $54^{\circ}01'16''$  West, 37.79 feet to a point lying on said Southerly line of Grocer Parcel; thence Westerly along said Southerly line and along the arc of a non-tangent curve concave Southerly having a radius of 22.50 feet, through a central angle of  $46^{\circ}27'28''$ , an arc length of 18.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $77^{\circ}15'00''$  West, 17.75 feet; thence South  $54^{\circ}01'16''$  West, continuing along said Southerly line, 192.33 feet; thence North  $35^{\circ}58'44''$  West, departing said Southerly line, 13.00 feet; thence North  $54^{\circ}01'16''$  East, 36.46 feet; thence North  $35^{\circ}58'44''$  West, 38.00 feet to a point lying on the Westerly line of said Grocer Parcel; thence North  $54^{\circ}01'16''$  East, along said Westerly line, 20.00 feet; thence South  $35^{\circ}58'44''$  East, departing said Westerly line, 38.00 feet; thence North  $54^{\circ}01'16''$  East, 224.54 feet; thence North  $43^{\circ}18'19''$  East, 8.49 feet; thence North  $32^{\circ}03'19''$  East, 104.41 feet; thence North  $22^{\circ}34'20''$  East, 371.06 feet; thence North  $22^{\circ}25'40''$  West, 46.83 feet; thence North  $67^{\circ}25'40''$  West, 212.37 feet; thence South  $22^{\circ}34'20''$  West, 277.62 feet; thence North  $67^{\circ}25'40''$  West, 58.66 feet; thence South  $22^{\circ}34'20''$  West, 13.88 feet; thence North  $67^{\circ}25'40''$  West, 10.00 feet; thence North  $22^{\circ}34'20''$  East, 23.88 feet; thence South  $67^{\circ}25'40''$  East, 58.66 feet; thence North  $22^{\circ}34'20''$  East, 267.62 feet; thence North  $67^{\circ}25'40''$  West, 57.84 feet; thence North  $19^{\circ}52'59''$  West, 115.53 feet; thence South  $70^{\circ}07'01''$  West, 15.16 feet; thence North  $19^{\circ}52'59''$  West, 20.00 feet; thence North  $70^{\circ}07'01''$  East, 15.16 feet; thence North  $19^{\circ}52'59''$  West, 231.12 feet to a point lying on the Northerly line of said Grocer Parcel; thence North  $73^{\circ}30'28''$  East, along said Northerly line, 13.52 feet to the Point of Beginning.

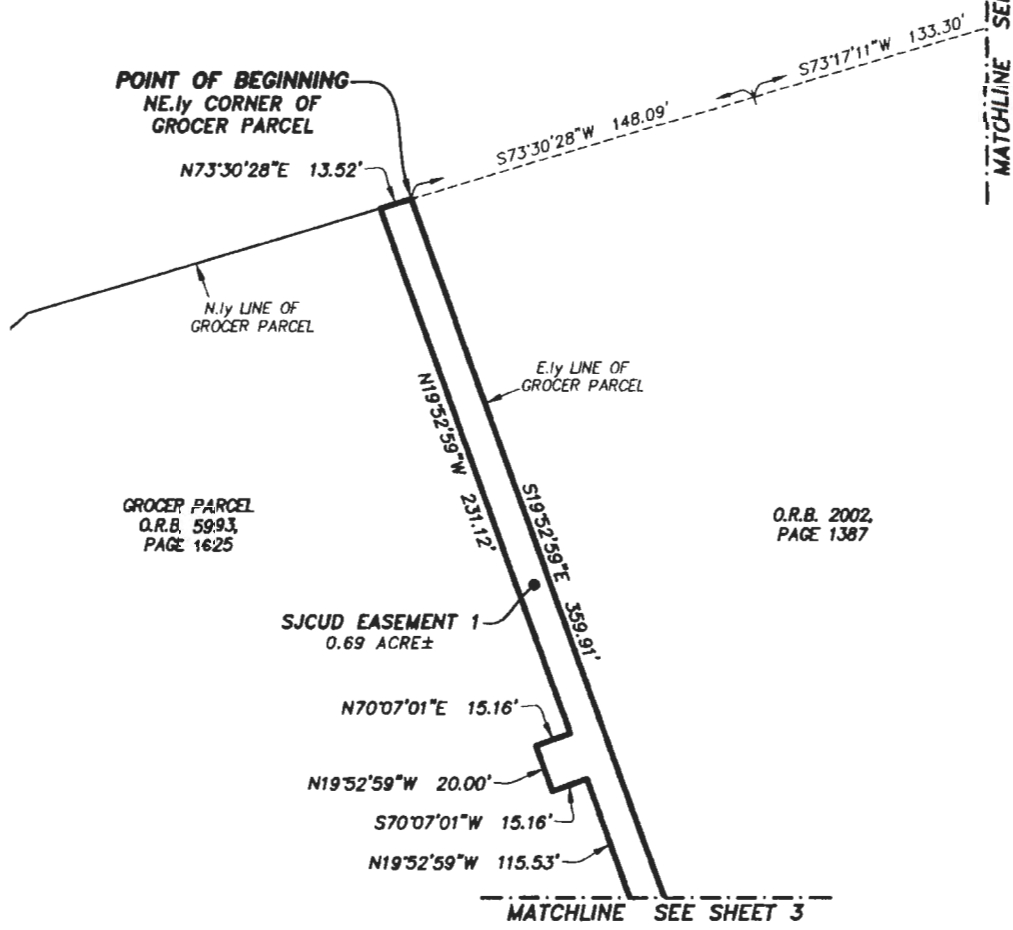
Containing 0.69 acre, more or less.



A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF GROCER PARCEL  
 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5993,  
 PAGE 1625, OF THE PUBLIC RECORDS OF SAID COUNTY.



O.R.B. 2002,  
 PAGE 1387

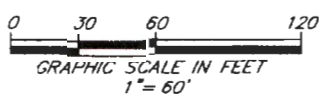


GROCER PARCEL  
 O.R.B. 5993,  
 PAGE 1625

O.R.B. 2002,  
 PAGE 1387

SJCUD EASEMENT 1  
 0.69 ACRE±

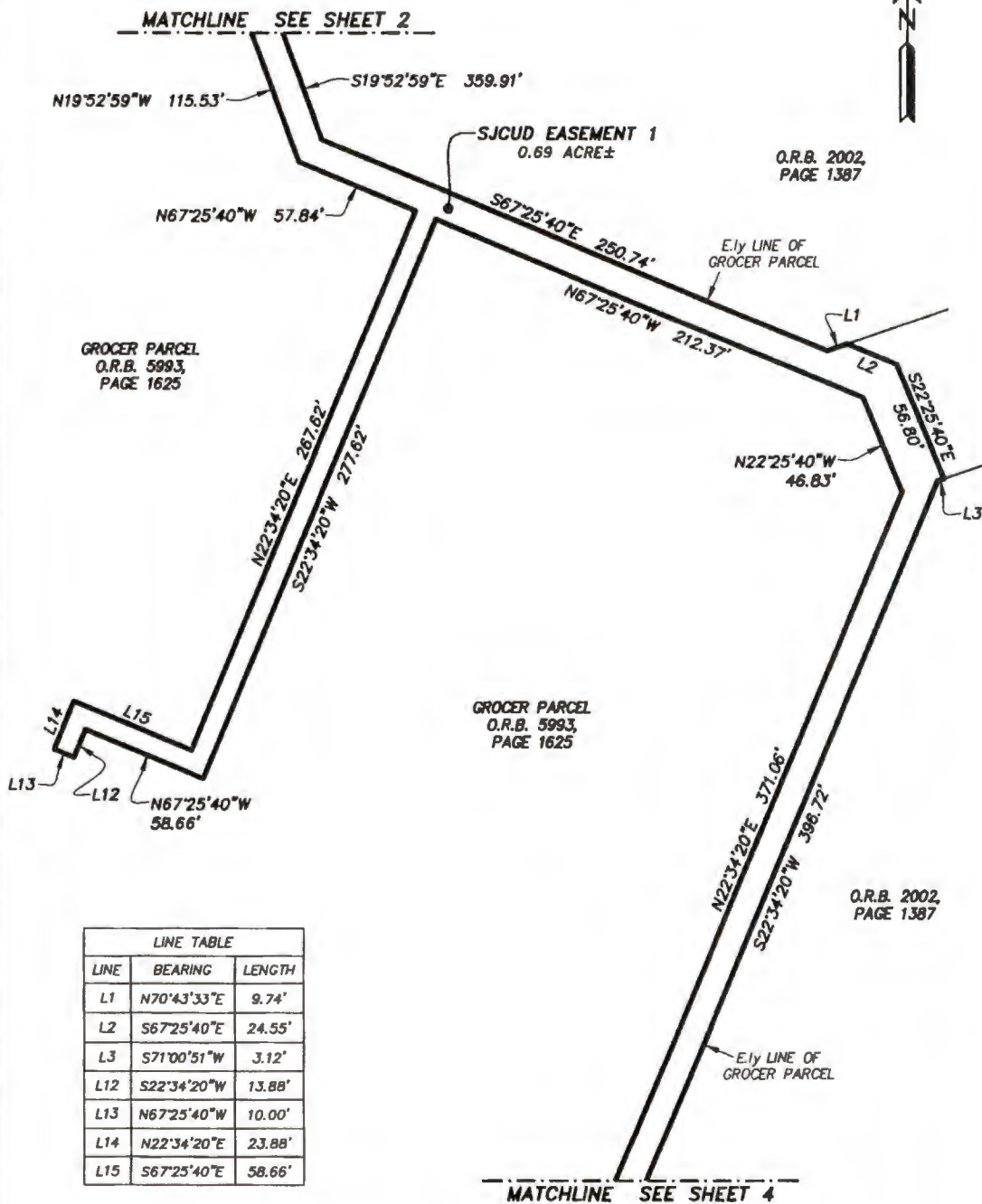
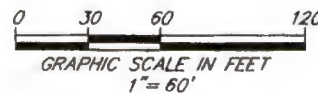
- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - R/W RIGHT OF WAY
  - POC POINT ON CURVE
  - SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA



SHEET 2 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF GROCER PARCEL  
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5993,  
PAGE 1625, OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°43'33\"E	9.74'
L2	S67°25'40\"E	24.55'
L3	S71°00'51\"W	3.12'
L12	S22°34'20\"W	13.88'
L13	N67°25'40\"W	10.00'
L14	N22°34'20\"E	23.88'
L15	S67°25'40\"E	58.66'

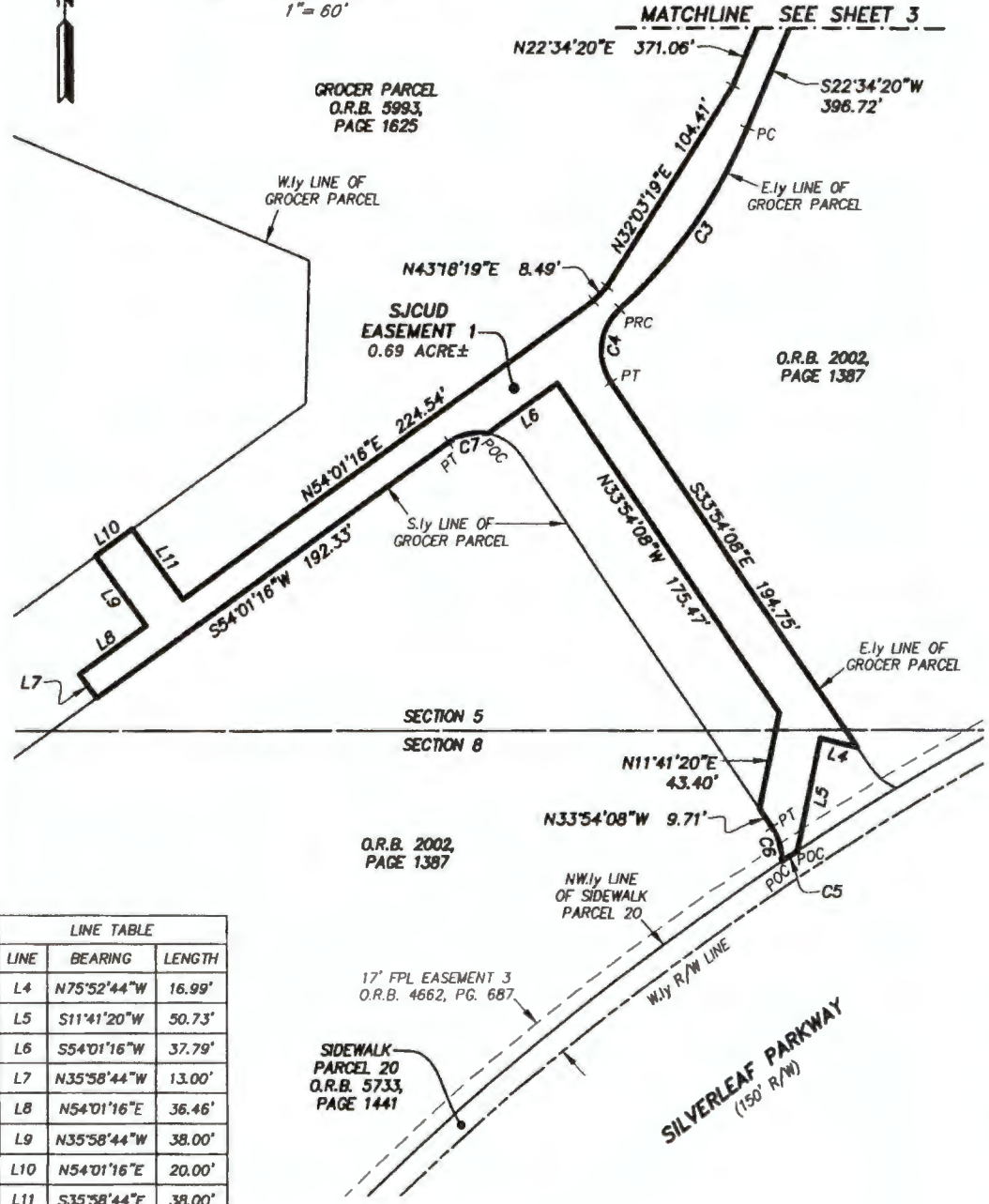
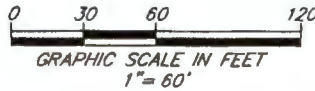
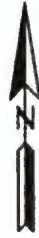
LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
SJCUD ST. JOHNS COUNTY  
UTILITY DEPARTMENT  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA

SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF GROCER PARCEL  
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5993,  
PAGE 1625, OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L4	N75°52'44"W	16.99'
L5	S11°41'20"W	50.73'
L6	S54°01'16"W	37.79'
L7	N35°58'44"W	13.00'
L8	N54°01'16"E	36.46'
L9	N35°58'44"W	38.00'
L10	N54°01'16"E	20.00'
L11	S35°58'44"E	38.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	223.50'	25°08'56"	98.17'	S35°09'19"W	97.38'
C4	25.00'	81°38'25"	35.62'	S06°55'04"W	32.68'
C5	1291.00'	0°22'10"	8.32'	S56°27'11"W	8.32'
C6	25.00'	36°35'52"	15.97'	N15°36'12"W	15.70'
C7	22.50'	46°27'28"	18.24'	S77°15'00"W	17.75'

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
SJCUD ST. JOHNS COUNTY  
UTILITY DEPARTMENT  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA

SHEET 4 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

October 9, 2024

Work Order No. 24-048.04

File No. 130B-03.04B

**Utility Easement 2**

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

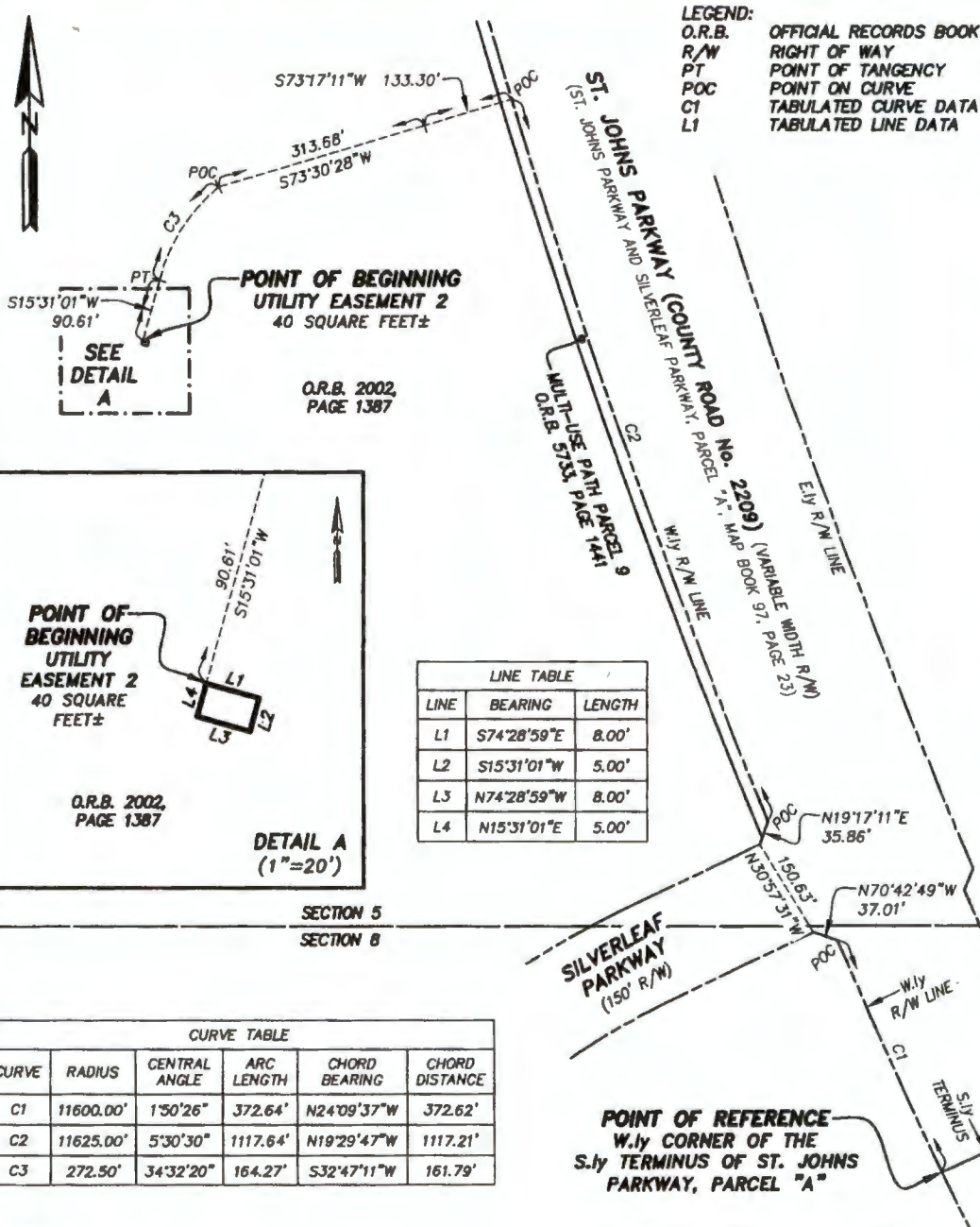
For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on said Westerly right of way line; thence North  $19^{\circ}17'11''$  East, along said Westerly right of way line, 35.86 feet to a point on a non-tangent curve concave Easterly having a radius of 11,625.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}30'30''$ , an arc length of 1117.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $19^{\circ}29'47''$  West, 1117.21 feet; thence South  $73^{\circ}17'11''$  West, departing said Westerly right of way line and along a non-tangent line, 133.30 feet; thence South  $73^{\circ}30'28''$  West, 313.68 feet to a point on a non-tangent curve concave Southeasterly having a radius of 272.50 feet; thence Southwesterly along the arc of said curve, through a central angle of  $34^{\circ}32'20''$ , an arc length of 164.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}47'11''$  West, 161.79 feet; thence South  $15^{\circ}31'01''$  West, 90.61 feet to the Point of Beginning.

From said Point of Beginning, thence South  $74^{\circ}28'59''$  East, 8.00 feet; thence South  $15^{\circ}31'01''$  West, 5.00 feet; thence North  $74^{\circ}28'59''$  West, 8.00 feet; thence North  $15^{\circ}31'01''$  East, 5.00 feet to the Point of Beginning.

Containing 40 square feet, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY, 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 ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" WEST.



**ETM**  
 SURVEYING & MAPPING

Trusted  
 Advisors,  
 Creating  
 Community.

14775 Old St. Augustine Rd.  
 Jacksonville, Florida 32258

(904) 642-8550  
 www.etmnc.com

Certificate of Authorization No: LB 3624

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.



Gilmore C  
 Colyer III

SCALE: 1"=200'  
 DATE: OCTOBER 9, 2024

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

October 9, 2024

Work Order No. 24-048.04  
File No. 130B-03.04C**Utility Easement 3**

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

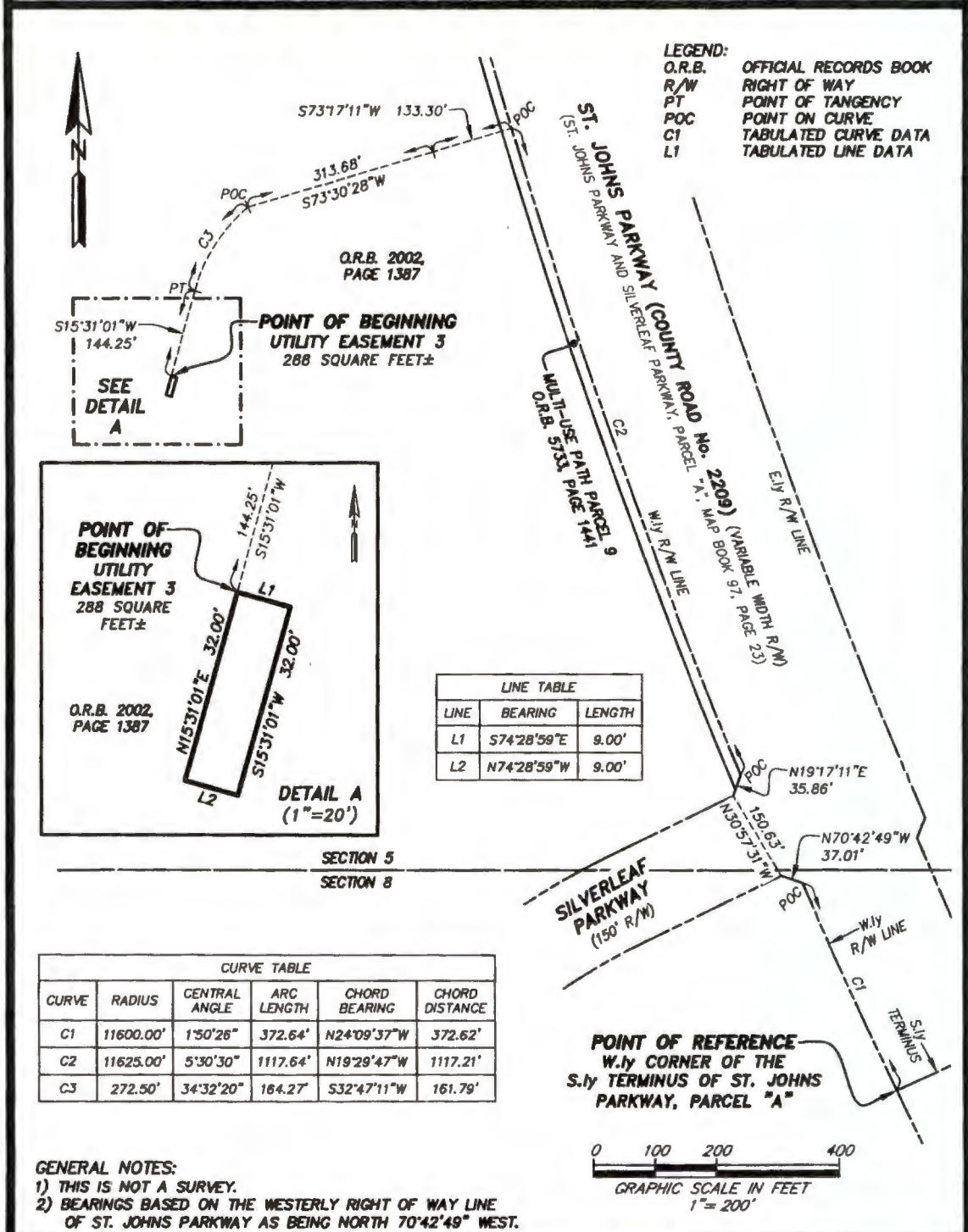
For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on said Westerly right of way line; thence North  $19^{\circ}17'11''$  East, along said Westerly right of way line, 35.86 feet to a point on a non-tangent curve concave Easterly having a radius of 11,625.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}30'30''$ , an arc length of 1117.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $19^{\circ}29'47''$  West, 1117.21 feet; thence South  $73^{\circ}17'11''$  West, departing said Westerly right of way line and along a non-tangent line, 133.30 feet; thence South  $73^{\circ}30'28''$  West, 313.68 feet to a point on a non-tangent curve concave Southeasterly having a radius of 272.50 feet; thence Southwesterly along the arc of said curve, through a central angle of  $34^{\circ}32'20''$ , an arc length of 164.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}47'11''$  West, 161.79 feet; thence South  $15^{\circ}31'01''$  West, 144.25 feet to the Point of Beginning.

From said Point of Beginning, thence South  $74^{\circ}28'59''$  East, 9.00 feet; thence South  $15^{\circ}31'01''$  West, 32.00 feet; thence North  $74^{\circ}28'59''$  West, 9.00 feet; thence North  $15^{\circ}31'01''$  East, 32.00 feet to the Point of Beginning.

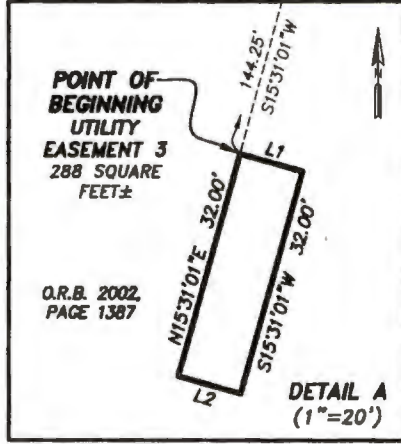
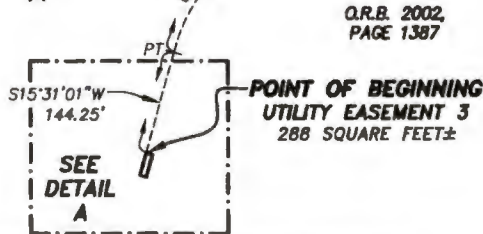
Containing 288 square feet, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



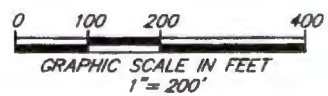
**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 R/W RIGHT OF WAY  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°28'59\"E	9.00'
L2	N74°28'59\"W	9.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11600.00'	1°50'26\"	372.64'	N24°09'37\"W	372.62'
C2	11625.00'	5°30'30\"	1117.64'	N19°29'47\"W	1117.21'
C3	272.50'	34°32'20\"	164.27'	S32°47'11\"W	161.79'

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49\" WEST.



**ETM**  
 SURVEYING & MAPPING

Trusted  
 Advisors,  
 Creating  
 Community.

14775 Old St. Augustine Rd.  
 Jacksonville, Florida 32258  
 Certificate of Authorization No: LB 3624

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.



Gilmore C  
 Colyer III

SCALE: 1"=200'  
 DATE: OCTOBER 9, 2024

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

October 9, 2024

Work Order No. 24-048.04

File No. 130B-03.04D

**Utility Easement 4**

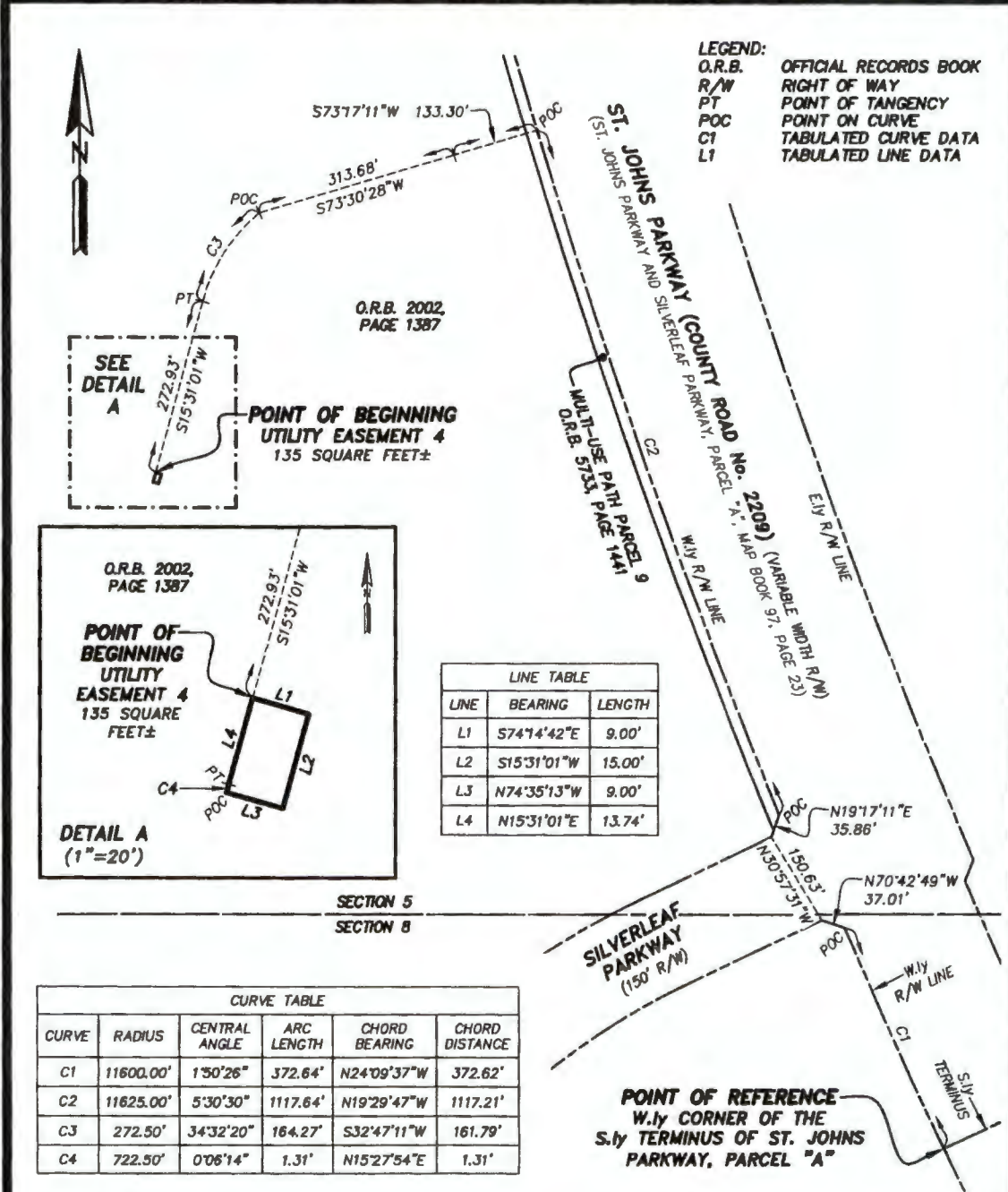
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From said Point of Beginning, thence South  $74^{\circ}14'42''$  East, 9.00 feet; thence South  $15^{\circ}31'01''$  West, 15.00 feet; thence North  $74^{\circ}35'13''$  West, 9.00 feet to a point on a non-tangent curve concave Easterly having a radius of 722.50 feet; thence Northerly along the arc of said curve, through a central angle of  $00^{\circ}06'14''$ , an arc length of 1.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}27'54''$  East, 1.31 feet; thence North  $15^{\circ}31'01''$  East, 13.74 feet to the Point of Beginning.

Containing 135 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
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**Gilmore C  
 Colyer III**

SCALE: 1"=200'  
 DATE: OCTOBER 9, 2024  
 G. C. COLYER III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

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

Exhibit "B" to the Resolution

### EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7 day of February, 2025 by **WHITE'S FORD TIMBER LLC**, with an address of 50 Silver Forest 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 underground water distribution system and reuse system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and 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 and 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 and 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) **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 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

Stevy Kehe  
Print Name

50 Silver Forest Dr Ste 200  
St. Augustine, FL 32092  
Witness Address **REQUIRED** BUSINESS OR PERSONAL

By: [Signature]

Print Name: Kimberly S. Bryan

Title: Vice President

[Signature]  
Witness Signature

Tania G Chauncey  
Print Name

50 Silver Forest Dr Ste 200  
St. Augustine, FL 32092  
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 7<sup>th</sup> day of February, 2025, by Kimberly S. Bryan, who is Vice President of White's Ford Timber, LLC. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



BEVERLY L. CUNNINGHAM  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

[Signature]  
Notary Public  
My Commission Expires: 11/20/2027

**EXHIBIT "A"**  
**EASEMENT AREA**

December 11, 2024

Work Order No. 24-048.05

File No. 130B-03.05A

**St. Johns County Utility Department Easement 2**

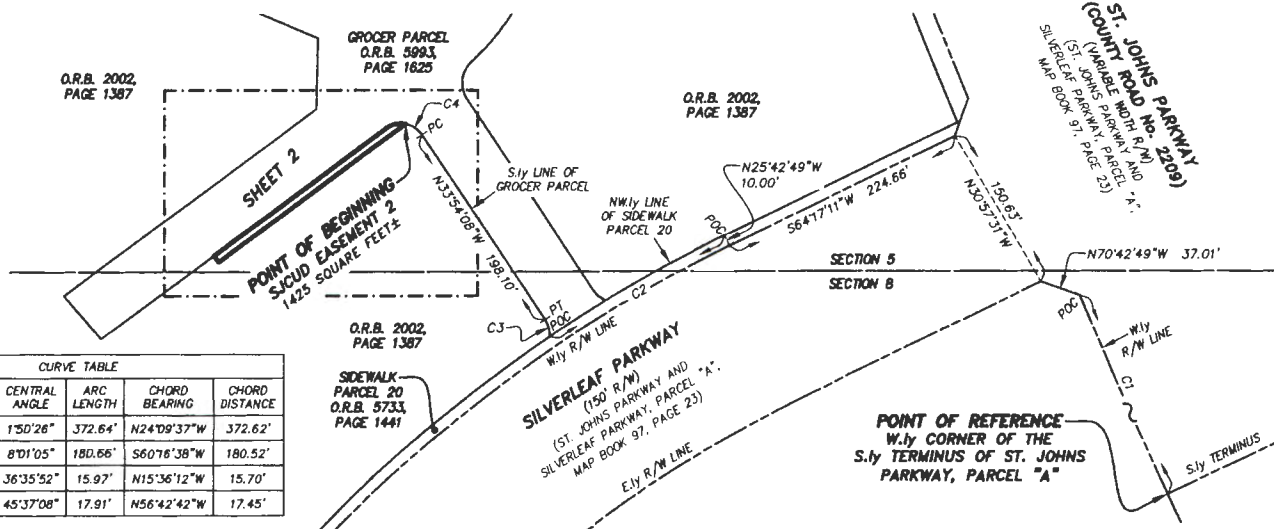
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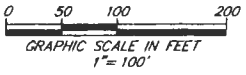
From said Point of Beginning, thence South  $54^{\circ}01'16''$  West, departing said Southerly line of Grocer Parcel and along a non-tangent line, 208.64 feet; thence North  $35^{\circ}58'44''$  West, 7.00 feet to a point lying on said Southerly line of Grocer Parcel; thence North  $54^{\circ}01'16''$  East, along said Southerly line, 192.33 feet to the point of curvature of a curve concave Southerly having a radius of 22.50 feet; thence Easterly, continuing along said Southerly line and along the arc of said curve, through a central angle of  $46^{\circ}27'28''$ , an arc length of 18.24 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $77^{\circ}15'00''$  East, 17.75 feet.

Containing 1425 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE**  
**LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11600.00'	1°50'26"	372.64'	N24°09'37"W	372.62'
C2	1291.00'	8°01'05"	180.66'	S60°16'38"W	180.52'
C3	25.00'	36°35'52"	15.97'	N15°36'12"W	15.70'
C4	22.50'	45°37'08"	17.91'	N56°42'42"W	17.45'



**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 SACUD ST. JOHNS COUNTY UTILITY DEPARTMENT  
 C1 TABULATED CURVE DATA



Trusted Advisors,  
 Creating Community.

14775 Old St. Augustine Rd.  
 Jacksonville, Florida 32258  
 (904) 642-8550  
 www.etmnc.com  
 Certificate of Authorization No. LB 3624

**SHEET 1 OF 2**  
**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" 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.



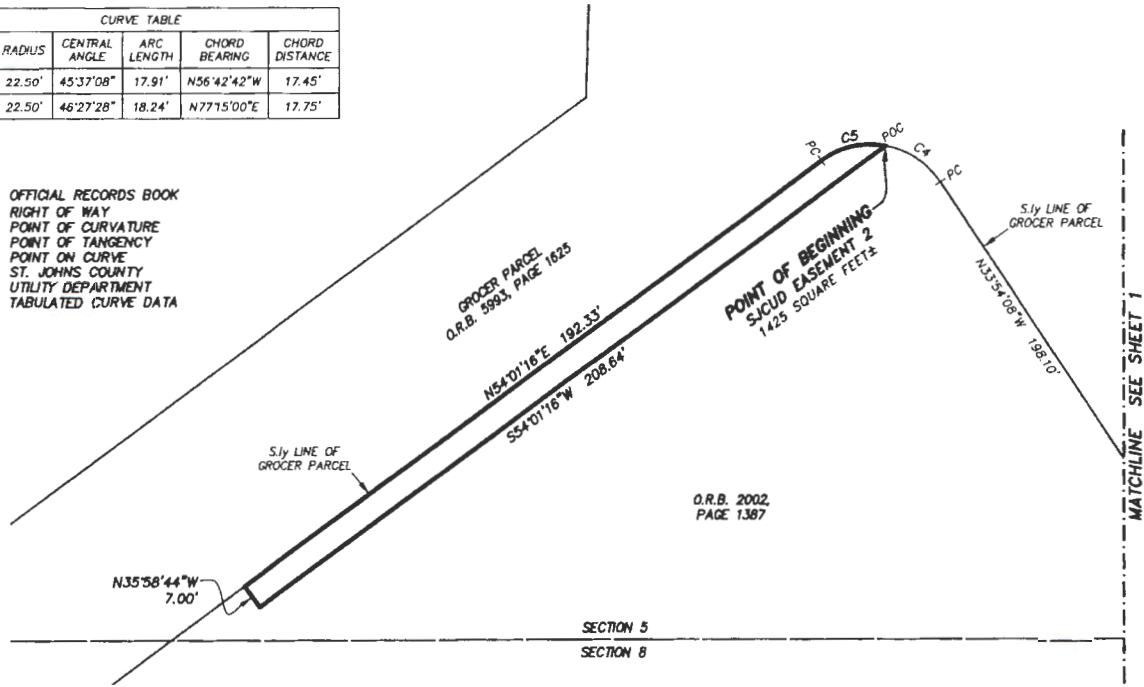
Digitally signed by  
 Gilmore C. Colyer III  
 Date: December 11, 2024

SCALE: 1"=100'  
 DATE: DECEMBER 11, 2024  
 G. C. COLYER III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY.

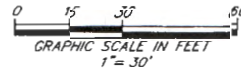
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	22.50'	45°37'08"	17.91'	N56°42'42"W	17.45'
C5	22.50'	46°27'28"	18.24'	N77°15'00"E	17.75'

LEGEND:  
 O.R.B. OFFICIAL RECORDS BOOK  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT  
 C1 TABULATED CURVE DATA



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

December 11, 2024

Work Order No. 24-048.05

File No. 130B-03.05B

**St. Johns County Utility Department Easement 3**

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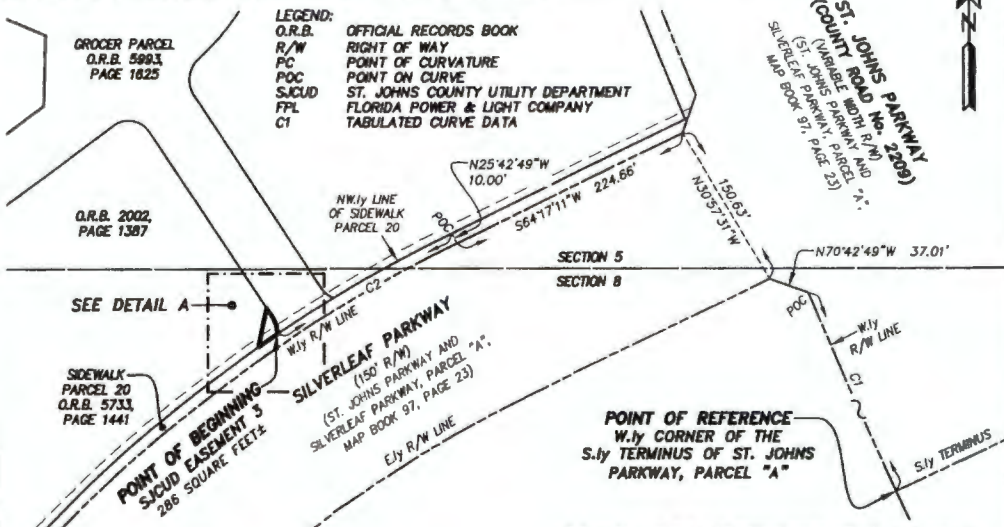
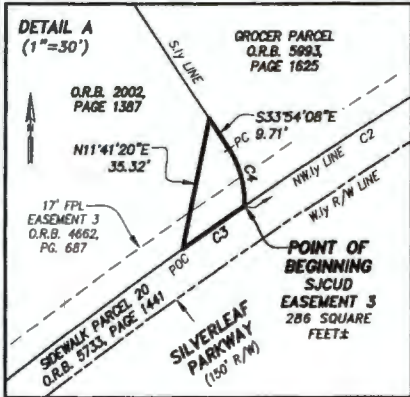
For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on the Westerly right of way line of Silverleaf Parkway, a 150 foot right of way as depicted on said St. Johns Parkway and Silverleaf Parkway; thence South  $64^{\circ}17'11''$  West, along said Westerly right of way line, 224.66 feet; thence North  $25^{\circ}42'49''$  West, departing said Westerly right of way line, 10.00 feet to a point lying on the Northwesterly line of Sidewalk Parcel 20, as described and recorded in Official Records Book 5733, page 1441, of said Public Records; thence Southwesterly, along said Northwesterly line and along the arc of a non-tangent curve concave Southeasterly having a radius of 1291.00 feet, through a central angle of  $08^{\circ}01'05''$ , an arc length of 180.66 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $60^{\circ}16'38''$  West, 180.52 feet.

From said Point of Beginning, thence Southwesterly, continuing along said Northwesterly line of Sidewalk Parcel 20 and along the arc of a curve concave Southeasterly having a radius of 1291.00 feet, through a central angle of  $00^{\circ}54'04''$ , an arc length of 20.31 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $55^{\circ}49'04''$  West, 20.30 feet; thence North  $11^{\circ}41'20''$  East, departing said Northwesterly line and along a non-tangent line, 35.32 feet to a point lying on the Southerly line of Grocer Parcel, as described and recorded in Official Records Book 5993, page 1625, of said Public Records; thence South  $33^{\circ}54'08''$  East, along said Southerly line, 9.71 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; thence Southerly, continuing along said Southerly line and along the arc of said curve, through a central angle of  $36^{\circ}35'52''$ , an arc length of 15.97 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $15^{\circ}36'12''$  East, 15.70 feet.

Containing 286 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**

A PORTION OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11800.00'	1°50'26"	372.64'	N24°09'37"W	372.62'
C2	1291.00'	8°01'05"	180.68'	S60°16'38"W	180.52'
C3	1291.00'	0°54'04"	20.31'	S55°49'04"W	20.30'
C4	25.00'	36°35'52"	15.97'	S15°36'12"E	15.70'



**GENERAL NOTES:**

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" WEST.

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SURVEYING & MAPPING

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
www.etmnc.com  
Certificate of Authorization No: LB 3624

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Digitally signed by  
Gilmore C Colyer III  
Date: December 11, 2024

SCALE: 1"=100'  
DATE: DECEMBER 11, 2024

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 8963

December 11, 2024

Work Order No. 24-048.05

File No. 130B-03.05C

**St. Johns County Utility Department Easement 4**

A portion of Sections 5 and 8, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

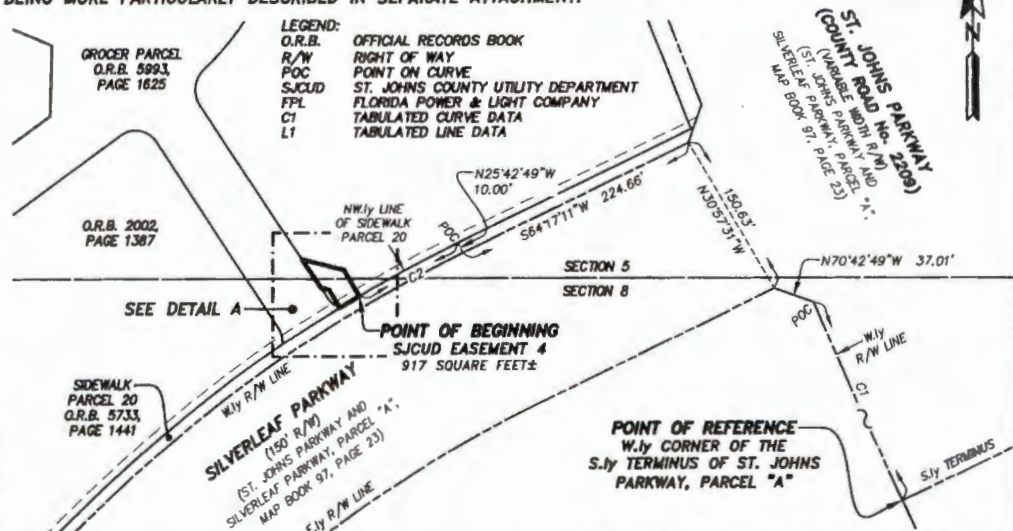
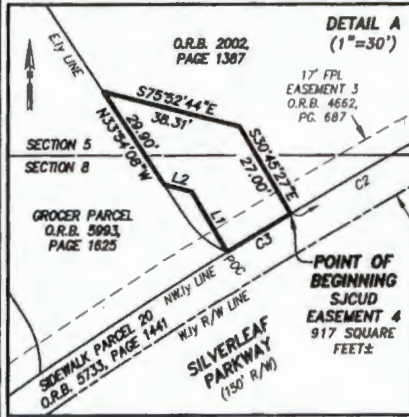
For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on the Westerly right of way line of Silverleaf Parkway, a 150 foot right of way as depicted on said St. Johns Parkway and Silverleaf Parkway; thence South  $64^{\circ}17'11''$  West, along said Westerly right of way line, 224.66 feet; thence North  $25^{\circ}42'49''$  West, departing said Westerly right of way line, 10.00 feet to a point lying on the Northwesterly line of Sidewalk Parcel 20, as described and recorded in Official Records Book 5733, page 1441, of said Public Records; thence Southwesterly, along said Northwesterly line and along the arc of a non-tangent curve concave Southeasterly having a radius of 1291.00 feet, through a central angle of  $04^{\circ}27'42''$ , an arc length of 100.53 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $62^{\circ}03'19''$  West, 100.51 feet.

From said Point of Beginning, thence Southwesterly, continuing along said Northwesterly line of Sidewalk Parcel 20 and along the arc of a curve concave Southeasterly having a radius of 1291.00 feet, through a central angle of  $00^{\circ}53'15''$ , an arc length of 20.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ}22'50''$  West, 20.00 feet; thence North  $30^{\circ}45'27''$  West, departing said Northwesterly line and along a non-tangent line, 18.64 feet; thence North  $75^{\circ}52'44''$  West, 7.77 feet to a point lying on the Easterly line of Grocer Parcel, as described and recorded in Official Records Book 5993, page 1625, of said Public Records; thence North  $33^{\circ}54'08''$  West, along said Easterly line, 29.90 feet; thence South  $75^{\circ}52'44''$  East, departing said Easterly line, 38.31 feet; thence South  $30^{\circ}45'27''$  East, 27.00 feet to the Point of Beginning.

Containing 917 square feet, more or less.

### SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 R/W RIGHT OF WAY  
 POC POINT ON CURVE  
 SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT  
 FPL FLORIDA POWER & LIGHT COMPANY  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11600.00'	1°50'26"	372.64'	N24°09'37"W	372.62'
C2	1291.00'	4°27'42"	100.53'	S82°03'19"W	100.51'
C3	1291.00'	0°53'15"	20.00'	S59°22'50"W	20.00'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°45'27"W	18.64'
L2	N75°32'44"W	7.77'

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Digitally signed by G. C. COLYER III  
 Date: December 11, 2024

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" WEST.

SCALE: 1"=100'  
 DATE: DECEMBER 11, 2024  
 G. C. COLYER III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

December 11, 2024

Work Order No. 24-048.05

File No. 130B-03.05D

**St. Johns County Utility Department Easement 5**

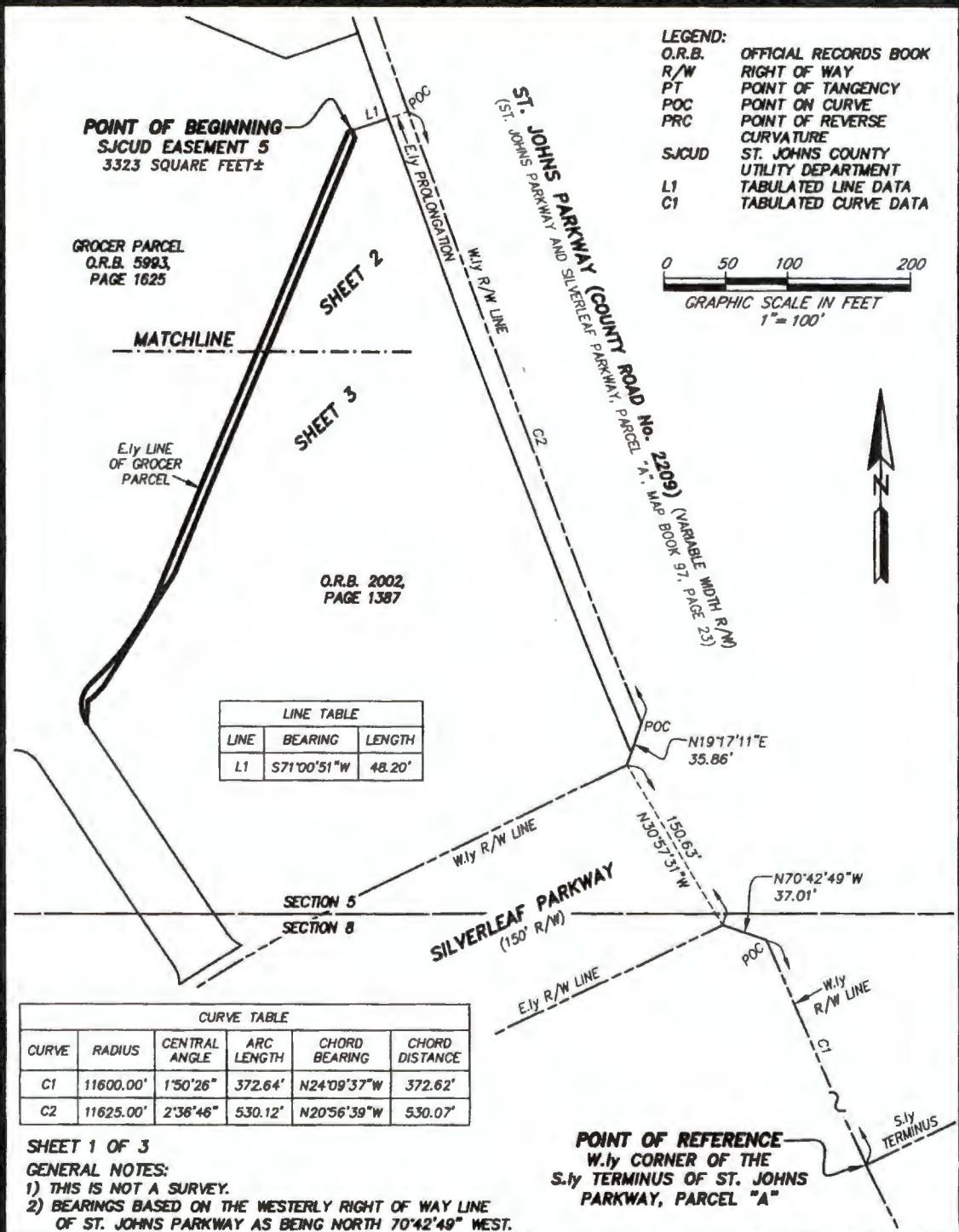
A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on said Westerly right of way line; thence North  $19^{\circ}17'11''$  East, along said Westerly right of way line, 35.86 feet to a point on a non-tangent curve concave Easterly having a radius of 11,625.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $02^{\circ}36'46''$ , an arc length of 530.12 feet to its intersection with the Easterly prolongation of the Easterly line of Grocer Parcel, as described and recorded in Official Records Book 5993, page 1625, of said Public Records, said arc being subtended by a chord bearing and distance of North  $20^{\circ}56'39''$  West, 530.07 feet; thence South  $71^{\circ}00'51''$  West, departing said Westerly right of way line, along said Easterly prolongation and along said Easterly line, 48.20 feet to the Point of Beginning.

From said Point of Beginning, thence South  $22^{\circ}25'40''$  East, departing said Easterly line of Grocer Parcel, 6.59 feet; thence South  $22^{\circ}34'20''$  West, 381.01 feet; thence South  $32^{\circ}03'19''$  West, 108.03 feet; thence South  $43^{\circ}18'19''$  West, 12.33 feet; thence South  $54^{\circ}01'16''$  West, 5.64 feet; thence South  $03^{\circ}42'46''$  West, 17.68 feet to a point lying on said Easterly line of Grocer Parcel; thence Northeasterly along said Easterly line the following 4 courses: Course 1, thence Northerly along the arc of a non-tangent curve concave Easterly having a radius of 25.00 feet, through a central angle of  $81^{\circ}38'25''$ , an arc length of 35.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $06^{\circ}55'04''$  East, 32.68 feet; Course 2, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 223.50 feet, through a central angle of  $25^{\circ}09'56''$ , an arc length of 98.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $35^{\circ}09'19''$  East, 97.38 feet; Course 3, thence North  $22^{\circ}34'20''$  East, 396.72 feet; Course 4, thence North  $71^{\circ}00'51''$  East, 3.12 feet to the Point of Beginning.

Containing 3323 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002,  
PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°00'51"W	48.20'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11600.00'	1°50'26"	372.64'	N24°09'37"W	372.62'
C2	11625.00'	2°38'46"	530.12'	N20°56'39"W	530.07'

**SHEET 1 OF 3**  
**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" WEST.

**POINT OF REFERENCE**  
 W.l.y CORNER OF THE S.l.y TERMINUS OF ST. JOHNS PARKWAY, PARCEL "A"

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.

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 Certificate of Authorization No: LB 3824



Digitally signed by  
 Gilmora C Colyer III  
 Date: December 11,  
 2024

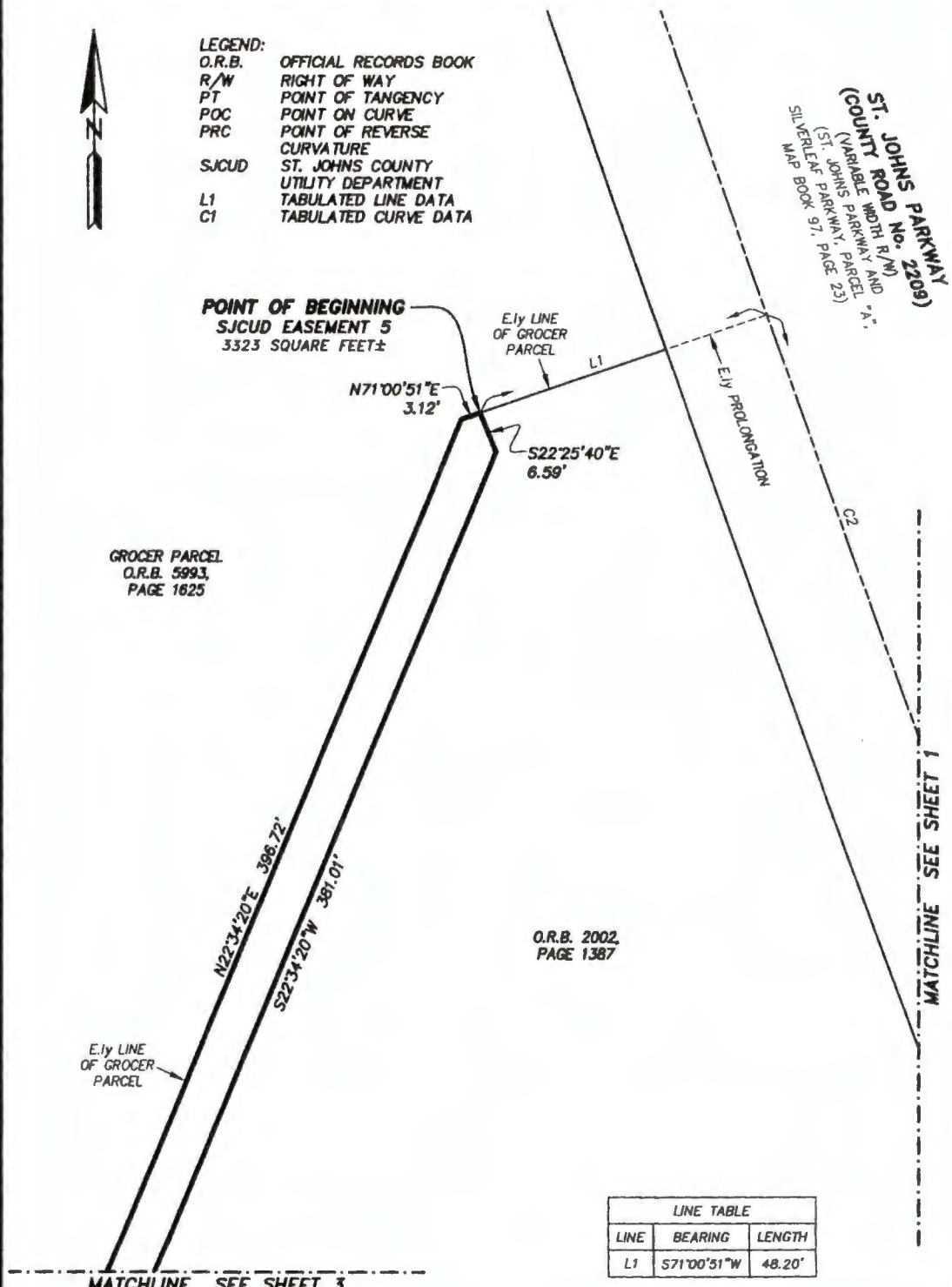
SCALE: 1"=100'  
 DATE: DECEMBER 11, 2024  
**G. C. COLYER III**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6963

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002,  
PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:  
 O.R.B. OFFICIAL RECORDS BOOK  
 R/W RIGHT OF WAY  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 PRC POINT OF REVERSE CURVATURE  
 SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT  
 L1 TABULATED LINE DATA  
 C1 TABULATED CURVE DATA

ST. JOHNS PARKWAY  
 COUNTY ROAD No. 2209  
 (VARIABLE WIDTH R/W)  
 (ST. JOHNS PARKWAY PARCEL  
 SILVERLEAF MAP BOOK 97, PAGE 23)



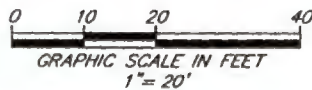
GROCCER PARCEL  
 O.R.B. 5993,  
 PAGE 1625

O.R.B. 2002,  
 PAGE 1387

E.I.Y. LINE  
 OF GROCCER  
 PARCEL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°00'51\"W	48.20'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	11625.00'	2°36'46\"	530.12'	N20°56'39\"W	530.07'



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 1

SHEET 2 OF 3

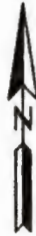
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002,  
 PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 2

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	25.00'	81°38'25"	35.62'	N06°55'04"E	32.68'
C4	223.50'	25°09'56"	98.17'	N35°09'19"E	97.38'



GROCER PARCEL  
 O.R.B. 5993,  
 PAGE 1825

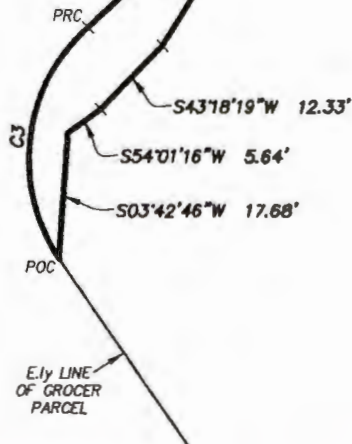
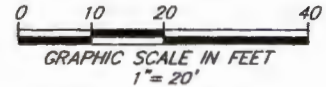
E.ly LINE  
 OF GROCCER  
 PARCEL

SJCUD EASEMENT 5  
 3323 SQUARE FEET±

PT.

C4  
 S32°03'19"W 108.03'

O.R.B. 2002,  
 PAGE 1387



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - R/W RIGHT OF WAY
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA

SHEET 3 OF 3

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

December 11, 2024

Work Order No. 24-048.05

File No. 130B-03.05E

**St. Johns County Utility Department Easement 6**

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Southerly terminus of St. Johns Parkway (County Road No. 2209), Parcel "A", a variable width right of way, as depicted on the plat of St. Johns Parkway and Silverleaf Parkway, recorded in Map Book 97, page 23, of said Public Records; thence Northwesterly along the Westerly right of way line of said St. Johns Parkway and along the arc of a curve concave Northeasterly having a radius of 11,600.00 feet, through a central angle of  $01^{\circ}50'26''$ , an arc length of 372.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}09'37''$  West, 372.62 feet; thence North  $70^{\circ}42'49''$  West, continuing along said Westerly right of way line and along a non-tangent line, 37.01 feet; thence North  $30^{\circ}57'31''$  West, departing said Westerly right of way line, 150.63 feet to a point lying on said Westerly right of way line; thence North  $19^{\circ}17'11''$  East, along said Westerly right of way line, 35.86 feet to a point on a non-tangent curve concave Easterly having a radius of 11,625.00 feet; thence Northerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of  $02^{\circ}58'27''$ , an arc length of 603.45 feet to its intersection with the Easterly prolongation of the Easterly line of Grocer Parcel, as described and recorded in Official Records Book 5993, page 1625, of said Public Records, said arc being subtended by a chord bearing and distance of North  $20^{\circ}45'49''$  West, 603.38 feet; thence South  $70^{\circ}43'33''$  West, departing said Westerly right of way line, along said Easterly prolongation and along said Easterly line, 69.38 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along said Easterly line of Grocer Parcel the following 3 courses: Course 1, thence continue South  $70^{\circ}43'33''$  West, 9.74 feet; Course 2, thence North  $67^{\circ}25'40''$  West, 250.74 feet; Course 3, thence North  $19^{\circ}52'59''$  West, 359.91 feet to the Northeasterly corner thereof; thence North  $73^{\circ}30'28''$  East, along the Easterly prolongation of the Northerly line of said Grocer Parcel, 6.51 feet; thence South  $19^{\circ}52'59''$  East, 356.66 feet; thence South  $67^{\circ}25'40''$  East, 255.14 feet to the Point of Beginning.

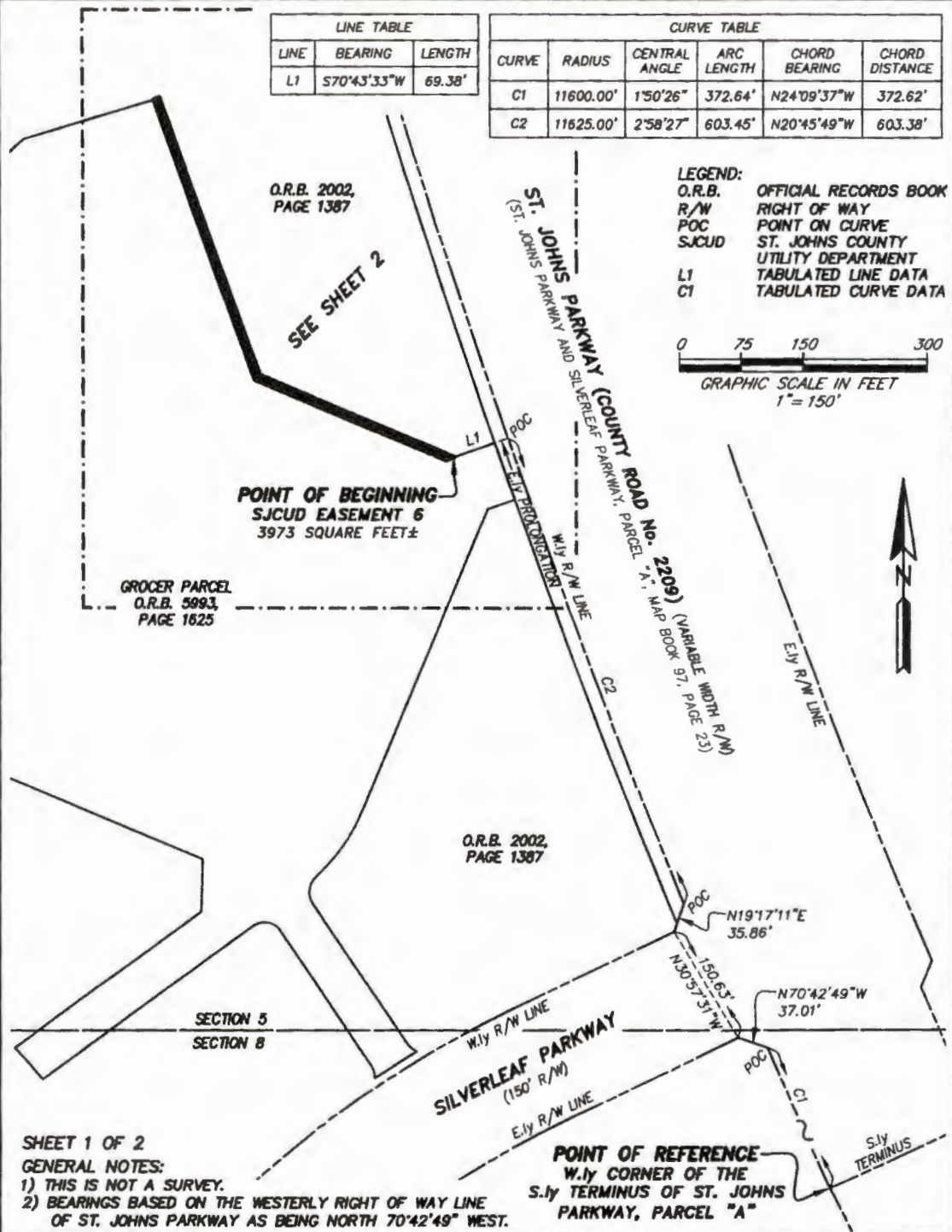
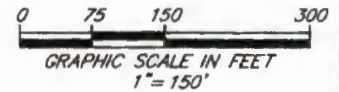
Containing 3973 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002,  
PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°43'33"W	69.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11600.00'	1°50'26"	372.64'	N24°09'37"W	372.62'
C2	11625.00'	2°58'27"	603.45'	N20°45'49"W	603.38'

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



SHEET 1 OF 2

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING NORTH 70°42'49" 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.

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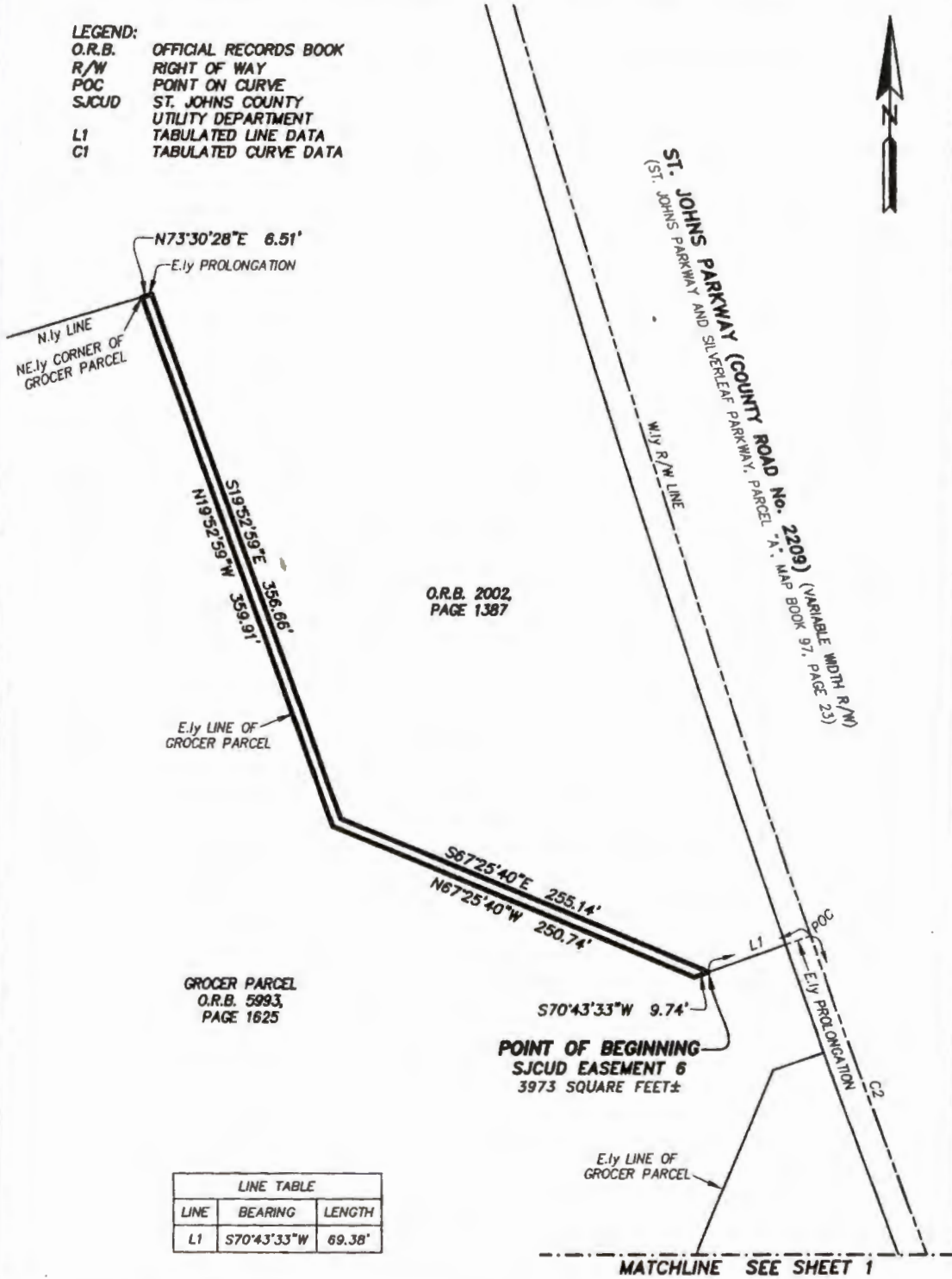
Digitally signed by  
Gilmore C Colyer III  
Date: December 11,  
2024

SCALE: 1" = 150'  
DATE: DECEMBER 11, 2024

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

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002,  
PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY.

- LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
SJCUD ST. JOHNS COUNTY  
UTILITY DEPARTMENT  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



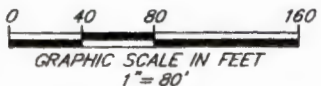
GROCCER PARCEL  
O.R.B. 5993,  
PAGE 1625

O.R.B. 2002,  
PAGE 1387

POINT OF BEGINNING  
SJCUD EASEMENT 6  
3973 SQUARE FEET±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°43'33"W	69.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	11625.00'	2°58'27"	603.45'	N20°45'49"W	603.38'



SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

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

PROJECT: Silverleaf Market Parcel 23C

SILVERLEAF MARKET, LLC 2963 DUPONT AVENUE, SUITE 2 JACKSONVILLE, FL 32217

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 24<sup>th</sup> of September, 2025.

WITNESS:

Cara McCarthy  
Witness Signature

Cara McCarthy  
Witness Print Name

OWNER:

A. Chester Skinner IV  
Owner Signature

A. Chester Skinner IV  
Owner Print Name

STATE OF Florida

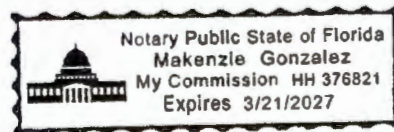
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 24 day of September, 2025, by

A. Chester Skinner IV as Manager for  
Silverleaf Market, LLC

Makenzie Gonzalez  
Notary Public  
My Commission Expires: 3/21/2027

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Silverleaf Market Parcel 23C-COMM24-67
Contractor:	Florida Roads Contracting, Inc.
Developer:	Skinner Realty/Hutson Companies

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18 PVC	LF	1620	\$ 107.23	\$ 173,712.60
12" Fusible DR 18 PVC	LF	135	\$ 128.44	\$ 17,339.40
8" DR 18 PVC	LF	160	\$ 56.29	\$ 9,006.40
8" Fusible DR 18 PVC	LF	45	\$ 73.53	\$ 3,308.85
6" Fusible DR 18 PVC	LF	405	\$ 37.72	\$ 15,276.60
2½" Poly	LF	500	\$ 20.16	\$ 10,080.00
2" Poly	LF	160	\$ 18.59	\$ 2,974.40
<b>Water Valves (Size and Type)</b>				
12" Valve	Ea	6	\$ 5,279.13	\$ 31,674.78
8" Valve	Ea	8	\$ 2,685.64	\$ 21,485.12
6" Valve	Ea	1	\$ 1,941.53	\$ 1,941.53
2" Valve	Ea	1	\$ 1,175.83	\$ 1,175.83
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	4	\$ 9,736.08	\$ 38,944.32
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1 ½ Poly Service	Ea	1	\$ 1,663.57	\$ 1,663.57
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 328,583.40</b>

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

Project Name:	Silverleaf Market Parcel 23C-COMM24-67			
Contractor:	Florida Roads Contracting, Inc.			
Developer:	Skinner Realty/Hutson Companies			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	1500	\$ 33.93	\$ 50,895.00
6" Fusible DR 18 PVC	LF	315	\$ 43.64	\$ 13,746.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
20 x 6" Tap sleeve & Valve	Ea	1	\$ 5,575.22	\$ 5,575.22
6" Valve	Ea	5	\$ 1,941.26	\$ 9,706.30
2" Flushing Hydrant	Ea	1	\$ 1,244.90	\$ 1,244.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" long single services	Ea	8	\$ 1,692.77	\$ 13,542.16
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 94,710.18</b>

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

PROJECT: Siverleaf Market Parcel 23C

Whites Ford Timber, LLC 50 Silver Forest Drive Suite 200 St. Augustine, Florida 32092

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 17 of September, 2025.

WITNESS:

*Tanishy Chancy*  
Witness Signature

Tanishy Chancy  
Witness Print Name

OWNER:

*Kimberly S Bryan*  
Owner Signature

Kimberly S Bryan  
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 17 day of September, 2025, by

Kimberly S Bryan as Vice President for  
White's Ford Timber LLC

*Beverly R. Cunningham*  
Notary Public  
My Commission Expires: 11/20/2027

Personally Known or Produced Identification  
Type of Identification Produced



BEVERLY L. CUNNINGHAM  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Silverleaf Market Parcel 23C-COMM24-67
Contractor:	Florida Roads Contracting, Inc.
Developer:	Skinner Realty/Hutson Companies

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18 PVC	LF	1620	\$ 107.23	\$ 173,712.60
12" Fusible DR 18 PVC	LF	135	\$ 128.44	\$ 17,339.40
8" DR 18 PVC	LF	160	\$ 56.29	\$ 9,006.40
8" Fusible DR 18 PVC	LF	45	\$ 73.53	\$ 3,308.85
6" Fusible DR 18 PVC	LF	405	\$ 37.72	\$ 15,276.60
2½" Poly	LF	500	\$ 20.16	\$ 10,080.00
2" Poly	LF	160	\$ 18.59	\$ 2,974.40
<b>Water Valves (Size and Type)</b>				
12" Valve	Ea	6	\$ 5,279.13	\$ 31,674.78
8" Valve	Ea	8	\$ 2,685.64	\$ 21,485.12
6" Valve	Ea	1	\$ 1,941.53	\$ 1,941.53
2" Valve	Ea	1	\$ 1,175.83	\$ 1,175.83
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	4	\$ 9,736.08	\$ 38,944.32
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1 ½ Poly Service	Ea	1	\$ 1,663.57	\$ 1,663.57
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 328,583.40</b>

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

Project Name:	Silverleaf Market Parcel 23C-COMM24-67			
Contractor:	Florida Roads Contracting, Inc.			
Developer:	Skinner Realty/Hutson Companies			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	1500	\$ 33.93	\$ 50,895.00
6" Fusible DR 18 PVC	LF	315	\$ 43.64	\$ 13,746.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
20 x 6" Tap sleeve & Valve	Ea	1	\$ 5,575.22	\$ 5,575.22
6" Valve	Ea	5	\$ 1,941.26	\$ 9,706.30
2" Flushing Hydrant	Ea	1	\$ 1,244.90	\$ 1,244.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" long single services	Ea	8	\$ 1,692.77	\$ 13,542.16
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>94,710.18</b>



Exhibit "E" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS**

\$423,293.58

The undersigned lienor, in consideration of the sum

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

December 17, 2025 \_\_\_\_\_ to Silverleaf Market, LLC  
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
 Silverleaf Market Parcel 23C- COMM24-67

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 17th day of December, 2025.

WITNESS:

John Peiffer  
 Witness Signature  
 John Peiffer  
 Print Witness Name

CONTRACTOR:

Lori Hicks  
 Lienor's Signature  
 Lori Hicks  
 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 17th day of December, 2025, by Lori Hicks as Corporate Secretary for Florida Roads Contracting, Inc.

Heron Bridges  
 Notary Public  
 My Commission Expires: July 26, 2026

Personally Known or Produced Identification  
 Type of Identification Produced

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

Project Name:	Silverleaf Market Parcel 23C-COMM24-67
Contractor:	Florida Roads Contracting, Inc.
Developer:	Skinner Realty/Hutson Companies

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18 PVC	LF	1620	\$ 107.23	\$ 173,712.60
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<b>Water Valves (Size and Type)</b>				
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6" Valve	Ea	1	\$ 1,941.53	\$ 1,941.53
2" Valve	Ea	1	\$ 1,175.83	\$ 1,175.83
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	4	\$ 9,736.08	\$ 38,944.32
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1 ½ Poly Service	Ea	1	\$ 1,663.57	\$ 1,663.57
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 328,583.40</b>

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

Project Name:	Silverleaf Market Parcel 23C-COMM24-67			
Contractor:	Florida Roads Contracting, Inc.			
Developer:	Skinner Realty/Hutson Companies			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	1500	\$ 33.93	\$ 50,895.00
6" Fusible DR 18 PVC	LF	315	\$ 43.64	\$ 13,746.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
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2" Flushing Hydrant	Ea	1	\$ 1,244.90	\$ 1,244.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" long single services	Ea	8	\$ 1,692.77	\$ 13,542.16
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 94,710.18</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: 12/17/25 **3E - CLOSEOUT - WARRANTY**

Project Title: Silverleaf Market Parcel 23C-COMM24-67

FROM: Florida Roads Contracting, Inc.

Contractor's Name

Address: 10439 Alta Drive

Jacksonville, FL 32226

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:**

Lori Hicks  
Print Contractor's Name

*Lori Hicks*  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 17th day of December, 2025, by Lori Hicks as Corporate Secretary for Florida Roads Contracting, Inc.

*Genon Bridges*  
Notary Public  
My Commission Expires: July 26, 2026

Personally Known or Produced Identification  
Type of Identification Produced

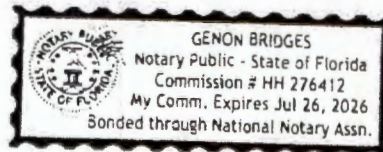




Exhibit "G" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**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:** March 24, 2026  
**SUBJECT:** Silverleaf Market Parcel 23C (ASBULT 2026000004)

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 Market Parcel 23C.

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 Properties**



Imagery Date: 12/2024

Date: 4/7/2026

**Silverleaf Market Parcel 23C**  
**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.