

RESOLUTION NO. 2026- 215

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE WALTER WAY AND UTILITY EXTENSION LOCATED OFF WALTER WAY.

RECITALS

WHEREAS, Shiprek LLC, and Fox Signature Homes, LLC, Florida limited liability companies, have executed and presented to the County an Easement for Utilities associated with the water system to serve Walter Way and Utility Extension, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Shiprek LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated the water system to serve Walter Way and Utility Extension, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Jax Dirtworks Inc. a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Walter Way and Utility Extension, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "E" incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners or administrative errors that do not change the tone, tenor or concept of this Resolution, then this

Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of July, 2026.

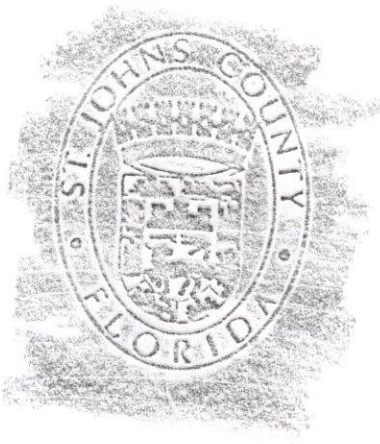
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date JUL 21 2026

By: Clay Murphy
Clay Murphy, Chair

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

Arthur J. Patty
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 15th day of April, 2026 by **Fox Signature Homes, LLC, a Florida limited liability company and Shiprek LLC, a Florida limited liability company**, with an address of 1234 Neck Rd, Ponte Vedra Beach, FL 32082 and 1213 Neck Rd, Ponte Vedra Beach, FL 32082, hereinafter collectively 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 all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on **Exhibit "A"** attached hereto (the "Easement Area"); together with rights of ingress and egress to and from the Easement Area as necessary for the use and enjoyment of the easement granted herein. The location of the ingress and egress area to and from the Easement Area is described on the attached and incorporated **Exhibit "B"** ("Ingress/Egress Area").

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. The Easement Area is for water utility services only and does not convey any right to install other utilities such as cable television service lines.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new easement area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantor and 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 and Ingress/Egress Area, or any part thereof.

6. The recitals set forth above are true and correct and incorporated herein by reference.

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.

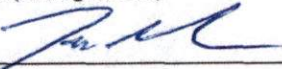
Signed, Sealed, and Delivered:

WITNESS:


1st Witness (Signature)

Shaun Burmeister
1st Witness (Type or Print Name)

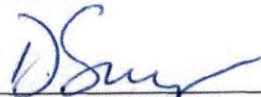
6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257
1st Witness (Mailing Address)


2nd Witness (Signature)

Travis Minch
2nd Witness (Type or Print Name)

6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257
2nd Witness (Mailing Address)

GRANTOR(S):

By: 
Owner (Signature)

Shiprek LLC, a Florida limited liability company

1213 Neck Rd, Ponte Vedra Beach, FL 32082
Owner (Type or Print Name)

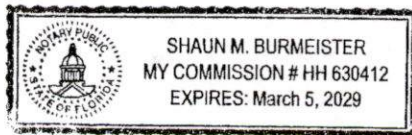
Dorothy Shipley, Authorized Member
Owner (Mailing Address)

Owner (Title)

STATE OF FLORIDA,

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this 15th day of April 2026, by Dorothy Shipley, as Authorized Member of Shiprek LLC, a Florida limited liability company, on behalf of the company. She is personally known to me or produced as identification.





Notary's Signature

SHAUN BURMEISTER

Type or Print Name

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Commission no. _____

Signed, Sealed, and Delivered:

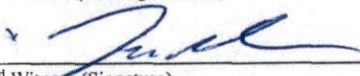
WITNESS:


1st Witness (Signature)

Shaun Burmeister
1st Witness (Type or Print Name)

6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

1st Witness (Mailing Address)


2nd Witness (Signature)

Travis Minch
2nd Witness (Type or Print Name)

6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

2nd Witness (Mailing Address)

GRANTOR(S):

By: 
Owner (Signature)

Fox Signature Homes, LLC, a Florida
limited liability company

Owner (Type or Print Name)
1234 Neck Rd, Ponte Vedra Beach, FL
32082

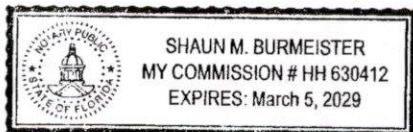
Owner (Mailing Address)
Michael H. Fox, Managing Member

Owner (Title)

STATE OF FLORIDA,

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of physical presence this 15th
day of April 2026, by Michael H. Fox, as Managing Member of Fox
Signature Homes, LLC, a Florida limited liability company, on behalf of the company. He is personally
known to me or produced _____ as identification.




Notary's Signature

SHAUN BURMEISTER
Type or Print Name

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Commission

EXHIBIT "A"
EASEMENT AREA

SKETCH & DESCRIPTION – NOT A SURVEY

"A"

LEGAL DESCRIPTION OF UTILITY EASEMENT:

THAT PART OF THE UNPLATTED PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LAS PALMAS, AS RECORDED IN MAP BOOK 46, PAGES 66 THROUGH 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES, 04 MINUTES, 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAS PALMAS, A DISTANCE OF 124.65 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 01 DEGREES, 56 MINUTES, 00 SECONDS WEST, A DISTANCE OF 28.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 04 MINUTES, 00 SECONDS WEST, A DISTANCE OF 640.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD (COUNTY ROAD NO. 210); THENCE NORTH 06 DEGREES, 34 MINUTES, 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.03 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 174.66 FEET; THENCE NORTH 01 DEGREES, 56 MINUTES, 00 SECONDS WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES, 56 MINUTES, 00 SECONDS EAST, A DISTANCE OF 10.18 FEET; THENCE NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 273.49 FEET; THENCE NORTH 01 DEGREES, 52 MINUTES, 57 SECONDS WEST, A DISTANCE OF 7.04 FEET; THENCE NORTH 88 DEGREES, 08 MINUTES, 12 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES, 52 MINUTES, 58 SECONDS EAST, A DISTANCE OF 7.03 FEET; THENCE NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 52.87 FEET; THENCE NORTH 01 DEGREES, 52 MINUTES, 57 SECONDS WEST, A DISTANCE OF 7.04 FEET; THENCE NORTH 88 DEGREES, 08 MINUTES, 12 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES, 52 MINUTES, 58 SECONDS EAST, A DISTANCE OF 7.03 FEET; THENCE NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 94.73 FEET; THENCE NORTH 01 DEGREES, 52 MINUTES, 57 SECONDS WEST, A DISTANCE OF 7.04 FEET; THENCE NORTH 88 DEGREES, 08 MINUTES, 12 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01 DEGREES, 52 MINUTES, 58 SECONDS EAST, A DISTANCE OF 7.03 FEET; THENCE NORTH 88 DEGREES, 04 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.26 FEET; THENCE SOUTH 01 DEGREES, 56 MINUTES, 00 SECONDS EAST, A DISTANCE OF 10.00 FEET. TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°34'00"W	10.03'
L2	N01°56'00"W	10.18'
L3	N88°04'00"E	10.00'
L4	S01°56'00"E	10.18'
L5	N01°52'57"W	7.04'
L6	N88°08'12"E	10.00'
L7	S01°52'58"E	7.03'
L8	N88°04'00"E	52.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N01°52'57"W	7.04'
L10	N88°08'12"E	10.00'
L11	S01°52'58"E	7.03'
L12	N01°52'57"W	7.04'
L13	N88°08'12"E	10.00'
L14	S01°52'58"E	7.03'
L15	N88°04'00"E	5.26'
L16	S01°56'00"E	10.00'

LEGEND:

CCR	CERTIFIED CORNER RECORD
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
LB	LICENSED BUSINESS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LS	LICENSED LAND SURVEYOR
LLC	LIMITED LIABILITY COMPANY
PB	PLAT BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
SEC	SECTION

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LAS PALMAS, HAVING A GRID BEARING OF N88°04'00"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

TROY J. MURPHY, PSM
 FLORIDA LICENSE NO. PSM#7668
 CERTIFICATE OF AUTHORIZATION LB #8712
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

March 31, 2026
 DATE

DRAWING NOT VALID
 WITHOUT ALL SHEETS

LUXPOINT GEOSPATIAL

SURVEYING & MAPPING

CONTACT: (904) 728-4445
 EMAIL: INFO@LUXPOINTGEOSPATIAL.COM
 LICENSED BUSINESS #8712

10' UTILITY EASEMENT
 (WATER LINE)

SECTION TOWNSHIP RANGE	JOB NUMBER	SCALE	DATE	SHEET
9-T4S-29E	26-016	N/A	03/30/2026	1/3

SKETCH & DESCRIPTION – NOT A SURVEY

"A"



LOT 3

SHIPREK LLC
BK: 6065 PG: 76
1.081 ACRES

LOT 4

SHIPREK LLC
BK: 6065 PG: 76
1.156 ACRES

LOT 5

SHIPREK LLC
BK: 6065 PG: 76
1.044 ACRES

MATCHLINE SEE SHEET 3

EASEMENT

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

N88°04'00"E 94.73'

N01°56'00"W 28.58'

POINT OF BEGINNING

S88°04'00"W 124.65'
ALONG THE NORTH LINE OF
SAID LAS PALMAS

POINT OF COMMENCEMENT
NE CORNER OF LAS PALMAS
(MB 46, PGS 66-69)

LAS PALMAS
MAP BOOK 46, PAGES 66-69

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

NOT VALID WITHOUT THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT
AND IS COMPLIANT WITH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

DRAWING NOT VALID
WITHOUT ALL SHEETS

LUXPOINT GEOSPATIAL

SURVEYING & MAPPING

CONTACT: (904) 728-4445
EMAIL: INFO@LUXPOINTGEOSPATIAL.COM
LICENSED BUSINESS #8712

10' UTILITY EASEMENT
(WATER LINE)

SECTION TOWNSHIP RANGE	JOB NUMBER	SCALE	DATE	SHEET
9-T4S-29E	26-016	N/A	03/30/2026	2/3

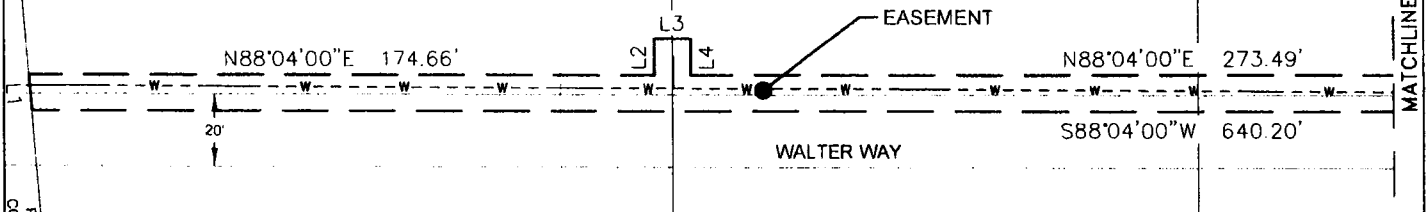
SKETCH & DESCRIPTION – NOT A SURVEY

"A"



LOT 1
Fox Signature Homes, LLC
 BK: 6065 PG: 76
 1.367 ACRES

LOT 2
 SHIPREK LLC
 BK: 6065 PG: 76
 1.089 ACRES



LAS PALMAS
 MAP BOOK 46, PAGES 66-69

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

NOT VALID WITHOUT THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT
 AND IS COMPLIANT WITH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

**DRAWING NOT VALID
 WITHOUT ALL SHEETS**

LUXPOINT GEOSPATIAL

SURVEYING & MAPPING

CONTACT: (904) 728-4445
 EMAIL: INFO@LUXPOINTGEOSPATIAL.COM
 LICENSED BUSINESS #5712

**10' UTILITY EASEMENT
 (WATER LINE)**

SECTION TOWNSHIP RANGE	JOB NUMBER	SCALE	DATE	SHEET
9-T4S-29E	26-016	N/A	03/30/2026	3/3

EXHIBIT "B"

INGRESS/EGRESS AREA

THAT PART OF THE UNPLATTED PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LAS PALMAS, AS RECORDED IN MAP BOOK 46, PAGES 66 THROUGH 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°04'00" WEST, ALONG THE NORTH LINE OF SAID LAS PALMAS, A DISTANCE OF 134.22 FEET; THENCE LEAVING SAID NORTH LINE, RUN NORTH 01°56'00" WEST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°04'00" WEST, ALONG A LINE THAT IS PARALLEL TO AND 4.00 FEET NORTHERLY OF THE SAID NORTH LINE, A DISTANCE OF 628.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD (COUNTY ROAD No. 210); THENCE NORTH 06°34'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.10 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 88°04'00" EAST, A DISTANCE OF 459.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET, MAKING A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING OF NORTH 43°04'00" EAST, 21.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°56'00" WEST, A DISTANCE OF 30.28 FEET; THENCE NORTH 88°04'00" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°56'00" EAST, A DISTANCE OF 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET, MAKING A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING OF SOUTH 46°56'00" EAST, 21.21 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°04'00" EAST, A DISTANCE OF 101.43 FEET; THENCE SOUTH 01°56'00" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20,803 Sq.ft., MORE OR LESS.

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

PROJECT: Water way + Utility Extension
Shiprek LLC (Dorothy Shipley) 1213 Neck RD
Ponte Vedra FL 32082
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 21st of April, 20 24.

WITNESS:

Lynn Shramek
Witness Signature

Lynn Shramek
Witness Print Name

OWNER:

Dorothy Shipley
Owner Signature

Dorothy Shipley
Owner Print Name

STATE OF Florida

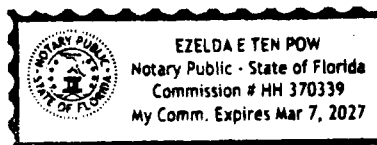
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 21st day of April, 20 24, by Dorothy Shipley as owner for Shiprek LLC.

Notary Public

My Commission Expires: 3/7/27

☒ Personally Known or Produced Identification
Type of Identification Produced FL DL Exp
5/16/29



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

Project Name:	Walter Way and Utility Extension			
Contractor:	Jax Dirtworks			
Developer:	Shiprek, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" Main DR 18 PVC Pipe	LF	620	\$ 20.11	\$ 12,468.20
6" Main DR 18 PVC Pipe	LF	40	\$ 129.16	\$ 5,166.40
8" Main DR 18 PVC Pipe	LF	30	\$ 160.00	\$ 4,800.00
8" Main SDR 11	LF	50	\$ 258.00	\$ 12,900.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 2,903.07	\$ 2,903.07
8" Tap Valve	Ea	1	\$ 4,041.39	\$ 4,041.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Hydrant - Fire Hydrant Assembly	Ea	1	\$ 5,057.20	\$ 5,057.20
2" Flushing Hydrant	Ea	1	\$ 1,769.14	\$ 1,769.14
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Water Services	Ea	5	\$ 1,978.25	\$ 9,891.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 58,996.65

Exhibit "C" to the Resolution



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

\$58,996.65

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

5/20/2026

to

Shiprek LLC (Dory Shipley) & Fox Signature Homes, LLC (Michael Fox)

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Walter Way and Utility Extension

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 20th day of May, 2026.

WITNESS:

Witness Signature

Mohamed Germal
Print Witness Name

CONTRACTOR:

Lienor's Signature

Jennifer Holdeman
Print Lienor's Name

STATE OF

Florida

COUNTY OF

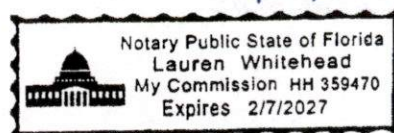
Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2026, by Jennifer Holdeman as CEO for Jax Dirtworks Inc

Lauren Whitehead
Notary Public

My Commission Expires: 2/7/27

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Walter Way and Utility Extension			
Contractor:	Jax Dirtworks			
Developer:	Shiprek, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" Main DR 18 PVC Pipe	LF	620	\$ 20.11	\$ 12,468.20
6" Main DR 18 PVC Pipe	LF	40	\$ 129.16	\$ 5,166.40
8" Main DR 18 PVC Pipe	LF	30	\$ 160.00	\$ 4,800.00
8" Main SDR 11	LF	50	\$ 258.00	\$ 12,900.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 2,903.07	\$ 2,903.07
8" Tap Valve	Ea	1	\$ 4,041.39	\$ 4,041.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Hydrant - Fire Hydrant Assembly	Ea	1	\$ 5,057.20	\$ 5,057.20
2" Flushing Hydrant	Ea	1	\$ 1,769.14	\$ 1,769.14
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Water Services	Ea	5	\$ 1,978.25	\$ 9,891.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	58,996.65

Exhibit "D" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 5/19/2026 **3E – CLOSEOUT - WARRANTY**

Project Title: Walter Way and Utility Extension

FROM: Jax DirtWorks Inc.

Contractor's Name

Address: 310 Mealy Drive

Atlantic Beach, FL 32233

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:

Jennifer Holdeman

Print Contractor's Name

[Signature]
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 20th day of May, 20 26, by

Jennifer Holdeman

as CEO for

Jax Dirtworks Inc

[Signature]
Notary Public

My Commission Expires: 2/7/27

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "E" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

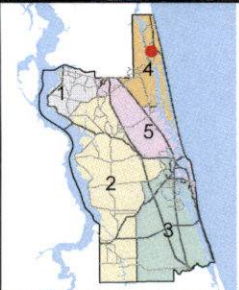
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: May 27, 2026
SUBJECT: Walter Way and Utility Extension (ASBULT 2026000056)

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 Walter Way and Utility Extension.

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.



Imagery Date: 1/2026

Date: 5/28/2026

**Walter Way
and Utility Extension**

**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 hereon.