

RESOLUTION NO. 2026- 219

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE FCE/SILVERLEAF OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, First Coast Energy, LLP., has executed and presented to St. Johns County ("County") an Easement for Utilities associated with the water system to serve FCE/Silverleaf off State Road 16, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, First Coast Energy, LLP., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve FCE/Silverleaf at SR 16, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, Advanced Utilities and Septic Inc., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at FCE/Silverleaf at SR 16, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

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

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

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

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

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

PASSED AND ADOPTED this 21 day of July, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date JUL 21 2026

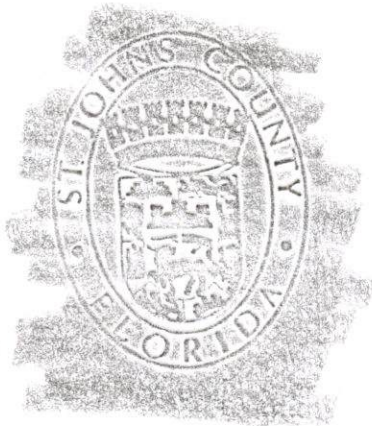
By: \_\_\_\_\_

Clay Murphy, Chair

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

Arthur KA

Deputy Clerk



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

## EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19<sup>th</sup> day of August, 2025 by **FIRST COAST ENERGY, L.L.P.**, with an address of 6867 Southpoint Drive North, Jacksonville FL 32216, 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 all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water meter 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 meter 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 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 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.

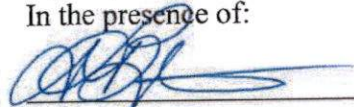
5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

***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:

  
Witness Signature

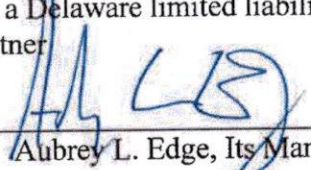
Donna A Miller  
Print Name

6867 Southpoint Dr. N  
Jacksonville FL 32216

Witness Address **REQUIRED BUSINESS OR PERSONAL**

**FIRST COAST ENERGY, L.L.P.**, a Colorado  
limited liability partnership

By: Petro Distributing Partners of Florida, L.L.C.,  
L.L.C., a Delaware limited liability company,  
its Partner

By:   
Aubrey L. Edge, Its Manager

  
Witness Signature

CAMILLE M. BRESLIN  
Print Name

6867 Southpoint Dr. N  
Jax., FL. 32216

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 19<sup>th</sup> day of August, 2025,  
by Aubrey L Edge Manager who  
is Petro Distributing Partners of Florida, LLC  
of its Partner, Such  
person is personally known to me or has produced \_\_\_\_\_ as  
identification.



DONNA A. MILLER  
Commission # HH 389681  
Expires July 29, 2027

  
Notary Public  
My Commission Expires: 7/29/2027

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



July 24, 2025  
Page 1 of 1

Work Order No. 25-322.00  
File No. 131C-11.00C

### **FCE – Utility Easement No. 1**

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Lot B, as described and recorded in Official Records Book 5720, page 1839, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southeasterly line of said Subsection 5, with the Northeasterly right of way line of State Road No. 16, a variable width right of way as presently established; thence North  $55^{\circ}53'56''$  West, along said Northeasterly right of way line, 928.94 feet to the Point of Beginning.

From said Point of Beginning, thence North  $55^{\circ}53'56''$  West, continuing along said Northeasterly right of way line, 20.00 feet; thence North  $34^{\circ}06'04''$  East, departing said Northeasterly right of way line, 23.00 feet; thence South  $55^{\circ}53'56''$  East, 20.00 feet; thence South  $34^{\circ}06'04''$  West, 23.00 feet to the Point of Beginning.

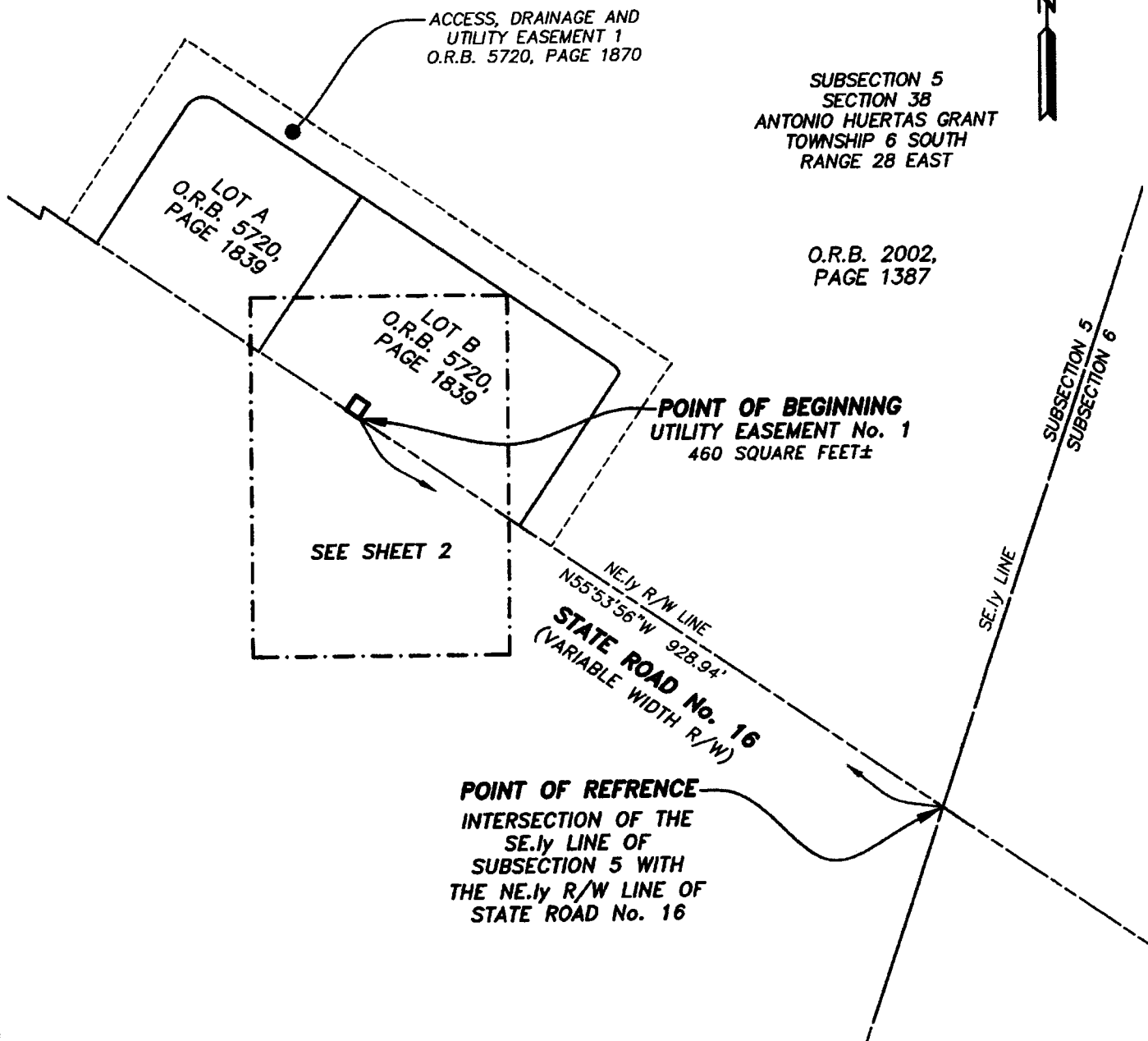
Containing 460 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SUBSECTION 5 OF SECTION 38 OF  
THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING  
A PORTION OF LOT B, AS DESCRIBED AND RECORDED  
IN OFFICIAL RECORDS BOOK 5720, PAGE 1839, OF  
THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

**LEGEND:**

M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
R/W RIGHT OF WAY



A PORTION OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF LOT B, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5720, PAGE 1839, OF THE PUBLIC RECORDS OF SAID COUNTY.

LOT A  
O.R.B. 5720,  
PAGE 1839

SUBSECTION 5  
SECTION 38  
ANTONIO HUERTAS GRANT  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST

LOT B  
O.R.B. 5720,  
PAGE 1839

POINT OF BEGINNING  
UTILITY EASEMENT No. 1  
460 SQUARE FEET±

STATE ROAD No. 16  
(VARIABLE WIDTH R/W)

N55°53'56"W 928.94'  
NE 1/4 R/W LINE

MATCHLINE SEE SHEET 1

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N55°53'56"W | 20.00' |
| L2         | N34°06'04"E | 23.00' |
| L3         | S55°53'56"E | 20.00' |
| L4         | S34°06'04"W | 23.00' |



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

**PROJECT:** FCE at Silverleaf / 16

First Coast Energy, LLP / 6867 Southpoint Drive North, Jacksonville, FL 32216

Owners Name and Address, (the "Seller")

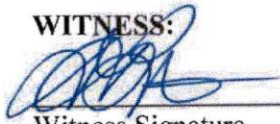
for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of 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.

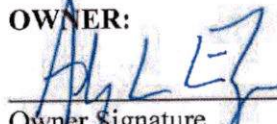
**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 7<sup>th</sup> of April, 2026.

**WITNESS:**

  
Witness Signature

Donna A. Miller  
Witness Print Name

**OWNER:**

  
Owner Signature

Aubrey L. Edge  
Owner Print Name  
Manager  
Petro Distributing Partners of Florida, LLC  
Its Partner

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 7<sup>th</sup> day of April, 2026, by

Aubrey L. Edge as Manager for  
First Coast Energy, LLP Petro Distributing Partners of Florida, LLC  
Its Partner

  
Notary Public

My Commission Expires: 7/29/2027

Personally Known or Produced Identification  
Type of Identification Produced



DONNA A. MILLER  
Commission # HH 389681  
Expires July 29, 2027

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

Project Name: FCE at Silverleaf / 16  
 Contractor: \_\_\_\_\_  
 Developer: \_\_\_\_\_

|                                                  | UNIT | QUANTITY | UNIT COST     | TOTAL COST            |
|--------------------------------------------------|------|----------|---------------|-----------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |               |                       |
| 8" PVC DR 18                                     | LF   | 66       | \$ 89.00 -    | \$ 5,875.00 -         |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
| <b>Water Valves (Size and Type)</b>              |      |          |               |                       |
| 8" TAPPING VALVE & SLEEVE                        | Ea   | 2        | \$ 3,280.00 - | \$ 6,560.00 -         |
| 8" GATE VALVE                                    | Ea   | 2        | \$ 720.00 -   | \$ 1,440.00 -         |
| 2" GATE VALVE                                    | Ea   | 3        | \$ 318.00 -   | \$ 954.00 -           |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |               |                       |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
| <b>Sevices (Size and Type)</b>                   |      |          |               |                       |
| 2" POLY DR 9                                     | Ea   | 18       | \$ 22.00 -    | \$ 396.00 -           |
| 1.5" POLY DR 9                                   | Ea   | 12       | \$ 19.00 -    | \$ 228.00 -           |
| 1" POLY DR 9                                     | Ea   | 9        | \$ 14.00 -    | \$ 126.00 -           |
| ONE 1", ONE 1.5", ONE 2" METER BOX               | Ea   | 3        | \$ 827.00 -   | \$ 2,481.00 -         |
| <b>Total Water System Cost</b>                   |      |          |               | <b>\$ 18,060.00 -</b> |



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

The undersigned lienor, in consideration of the sum \$18,060.00

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

Date April 10<sup>th</sup> 2026 to First Coast Energy, LLP  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
**FCE at SilverLeaf / 16**

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 10<sup>th</sup> day of April, 2026.

WITNESS:

Witness Signature

William V. Norris  
Print Witness Name

CONTRACTOR:

Lienor's Signature

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 10<sup>th</sup> day of April, 2026, by Orlando Arends as Owner / Site Contractor for Advanced Utilities and Septic.

Jennifer R. Grecco #H/621062  
Notary Public  
My Commission Expires: 01/02/2029

Personally Known or Produced Identification  
Type of Identification Produced



JENNIFER R. GRECCO  
Commission # HH 621062  
Expires January 2, 2029



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

Project Name: FCE at Silverleaf / 16  
Contractor: \_\_\_\_\_  
Developer: \_\_\_\_\_

|                                                  | UNIT | QUANTITY | UNIT COST     | TOTAL COST            |
|--------------------------------------------------|------|----------|---------------|-----------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |               |                       |
| 8" PVC DR 18                                     | LF   | 66       | \$ 89.00 -    | \$ 5,875.00 -         |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
|                                                  | LF   |          | \$ -          | \$ -                  |
| <b>Water Valves (Size and Type)</b>              |      |          |               |                       |
| 8" TAPPING VALVE & SLEEVE                        | Ea   | 2        | \$ 3,280.00 - | \$ 6,560.00 -         |
| 8" GATE VALVE                                    | Ea   | 2        | \$ 720.00 -   | \$ 1,440.00 -         |
| 2" GATE VALVE                                    | Ea   | 3        | \$ 318.00 -   | \$ 954.00 -           |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |               |                       |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
|                                                  | Ea   |          | \$ -          | \$ -                  |
| <b>Sevices (Size and Type)</b>                   |      |          |               |                       |
| 2" POLY DR 9                                     | Ea   | 18       | \$ 22.00 -    | \$ 396.00 -           |
| 1.5" POLY DR 9                                   | Ea   | 12       | \$ 19.00 -    | \$ 228.00 -           |
| 1" POLY DR 9                                     | Ea   | 9        | \$ 14.00 -    | \$ 126.00 -           |
| ONE 1", ONE 1.5", ONE 2" METER BOX               | Ea   | 3        | \$ 827.00 -   | \$ 2,481.00 -         |
| <b>Total Water System Cost</b>                   |      |          |               | <b>\$ 18,060.00 -</b> |

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

Date: 2026/03/04  
Project Title: FCE at SilverLeaf / 16  
FROM: Advanced Utilities and Septic, Inc.  
Contractor's Name  
Address: P.O. Box 1794  
Callahan, FL 32011

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

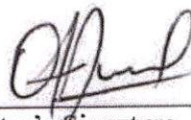
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Orlando Arends

Print Contractor's Name



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 22nd day of April, 2026, by  
Orlando Arends as Site Contractor for  
Advanced Utilities and Septic, Inc.



Notary Public

My Commission Expires: 1/2/2029

Personally Known or Produced Identification  
Type of Identification Produced



JENNIFER R. GRECCO  
Commission # HH 621062  
Expires January 2, 2029



**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**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** June 4, 2026  
**SUBJECT:** FCE at Silverleaf/16 (ASBULT 2026000041)

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 FCE at Silverleaf/16.

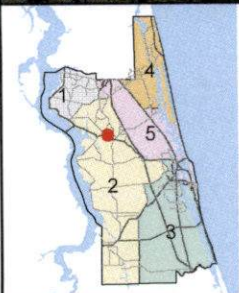
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.





**Subject Property**



Imagery Date: 1/2026

Date: 6/11/2026

**FCE at Silverleaf/16**  
**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.