

RESOLUTION NO. 2026- 42

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER AND SEWER TO SERVE TRAILMARK PHASE 13.**

**RECITALS**

**WHEREAS**, Six Mile Creek Investment Group, LLC., has executed and presented an Easement for Utilities associated with the water and sewer to serve Trailmark Phase 13, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Six Mile Creek Community Development District, has executed and presented a Bill of Sale with Schedule of Values, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; conveying all personal property associated with the water and sewer to serve Trailmark Phase 13; and

**WHEREAS**, Jax Utilities Management, Inc., has executed a Final Release of Lien and Warranty for work performed at Trailmark Phase 13, attached hereto as Exhibits “C” and “D” incorporated by reference and made part hereof; and

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

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

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

**Section 2.** The Board of County Commissioners hereby accepts the Easement for Utilities, Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

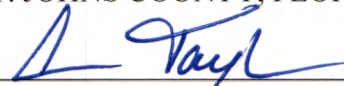
**Section 3.** To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17th day of February, 2026.

Rendition Date FEB 20 2026

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Ann Taylor, Chairman

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

By:   
Deputy Clerk

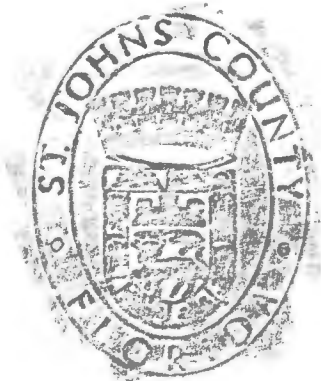


Exhibit "A" to the Resolution

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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 7<sup>th</sup> day of October, 2025 by Six Mile Creek Investment Group, LLC, with an address of 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the water distribution system, gravity sewer collection system & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

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

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

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

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

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses *associated with installation, maintenance, repair or replacement of sewer service laterals.* Grantee hereby preserves all rights, privileges and immunities of the Grantee as set forth in 768.28, Florida Statutes.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this

Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

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

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

Six Mile Creek Investment Group, LLC

[Signature]  
Witness Signature

By: Chris Rusnak

NICHOLAS MCKENNA  
Print Name

Print Name: Chris Rusnak

Title: V.P.

7807 BAYMEADOWS RD. E SUITE 205

JACKSONVILLE, FL 32256  
Witness Address **REQUIRED** BUSINESS OR PERSONAL

[Signature]  
Witness Signature

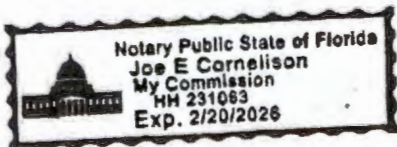
Brad Odorn  
Print Name

7807 Baymeadows P.O. Box 205

Jacksonville, FL 32256  
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 7<sup>th</sup> day of October, 2025, by Chris Rusnak, who is Vice President of Six Mile Creek Investment Group, LLC. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
My Commission Expires: 2/20/2026

**EXHIBIT "A"**

**EASEMENT AREA**

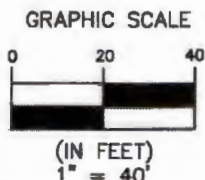
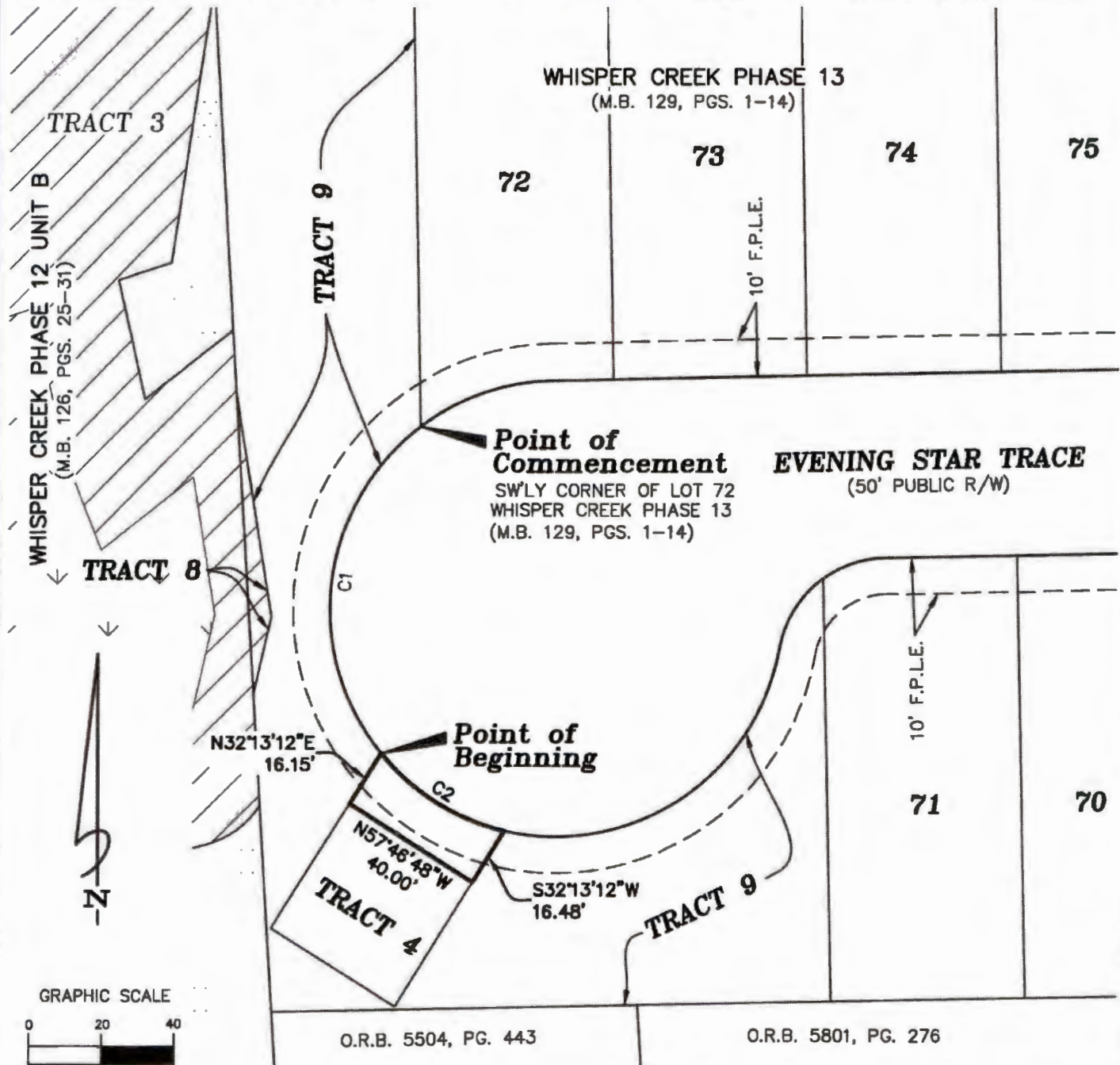
A PORTION OF TRACT 9, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 13, AS RECORDED IN MAP BOOK 129, PAGES 1 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 72, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 13, AS RECORDED IN MAP BOOK 129, PAGES 1 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 99.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°45'12" WEST, 89.48 FEET, TO THE POINT OF BEGINNING; SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE CONTINUE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 40.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°15'05" EAST, 40.00 FEET; THENCE SOUTH 32°13'12" WEST, 16.48 FEET, TO THE NORTHEASTERLY LINE OF TRACT 4 OF SAID PLAT OF WHISPER CREEK PHASE 13, THENCE NORTH 57°46'48" WEST, ALONG LAST SAID LINE, 40.00 FEET; THENCE NORTH 32°13'12" EAST, 16.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 564 SQUARE FEET, MORE OR LESS.

# MAP SHOWING

A PORTION OF TRACT 9, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 13, AS RECORDED IN MAP BOOK 129, PAGES 1 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

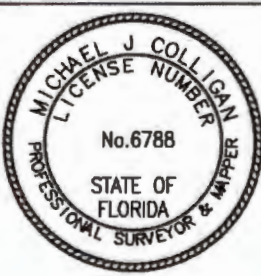


SJCUD UTILITY & ACCESS EASEMENT SHEET 1 OF 2

JOB NO. 2025-503  
 DRAFTER GVD  
 DATE 09/15/2025  
 SCALE 1"=40'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

# MAP SHOWING

A PORTION OF TRACT 9, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 13, AS RECORDED IN MAP BOOK 129, PAGES 1 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 72, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 13, AS RECORDED IN MAP BOOK 129, PAGES 1 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 99.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°45'12" WEST, 89.48 FEET, TO THE POINT OF BEGINNING; SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE CONTINUE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 40.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°15'05" EAST, 40.00 FEET; THENCE SOUTH 32°13'12" WEST, 16.48 FEET, TO THE NORTHEASTERLY LINE OF TRACT 4 OF SAID PLAT OF WHISPER CREEK PHASE 13, THENCE NORTH 57°46'48" WEST, ALONG LAST SAID LINE, 40.00 FEET; THENCE NORTH 32°13'12" EAST, 16.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 564 SQUARE FEET, MORE OR LESS.

| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE       | RADIUS | LENGTH | DELTA     | BEARING     | CHORD  |
| C1          | 62.00' | 99.95' | 92°22'13" | S06°45'12"W | 89.48' |
| C2          | 62.00' | 40.73' | 37°38'22" | S58°15'05"E | 40.00' |

## GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE E'LY LINE OF THE PLAT WHISPER CREEK PHASE 12 UNIT B, (M.B. 126, PGS. 25-31), AS N03°24'47"W.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

## LEGEND

R/W = RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK  
M.B. = MAP BOOK  
PG(S). = PAGE(S)

SJCUD UTILITY & ACCESS EASEMENT  
SHEET 2 OF 2

JOB NO. 2025-503

DRAFTER: GVD

DATE: 09/15/2025



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

PROJECT: Trailmark Phase 13

Six Mile Creek CDD - 7807 Baymeadows Road East Suite 205 Jacksonville, FL 32256

Owners Name and Address, (the "Seller")

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

See "Exhibit A-Schedule of Values" for the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 27 of May, 2025.

WITNESS:

Lisa T. Pelkey  
Witness Signature

Lisa T. Pelkey  
Witness Print Name

OWNER:

Michelle Sutton  
Owner Signature

Michelle Sutton.  
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 27th day of May, 2025, by

Michelle Sutton as Chairperson for Six Mile Creek CDD.

Sarah Sweeting  
Notary Public

My Commission Expires: 04.12.27

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: **TRAILMARK 13**  
 Contractor: **JAX UTILITIES MANAGEMENT**  
 Developer: **SIX MILE CREEK CDD**

|  | UNIT | QUANTITY | UNIT COST   | TOTAL COST        |
|--|------|----------|-------------|-------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |             |                   |
| 10" DR 11  | LF   | 128      | \$ 180.00   | \$ 23,040.00      |
| 8" DR 18   | LF   | 5105     | \$ 82.00    | \$ 418,610.00     |
| 4" DR 18   | LF   | 265      | \$ 65.00    | \$ 17,225.00      |
| 2" POLY  | LF   | 645      | \$ 19.00    | \$ 12,255.00      |
|  | LF   |          | \$ -        | \$ -              |
| <b>Water Valves (Size and Type)</b>              |      |          |             |                   |
| 8" GATE VALVES                                   | Ea   | 10       | \$ 3,300.00 | \$ 33,000.00      |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |             |                   |
| 6" FIRE HYDRANT                                  | Ea   | 12       | \$ 3,800.00 | \$ 45,600.00      |
| 2" FLUSH HYDRANT                                 | Ea   | 3        | \$ 2,655.00 | \$ 7,965.00       |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Sevices (Size and Type)</b>                   |      |          |             |                   |
| 1" POLY  | Ea   | 193      | \$ 800.00   | \$ 154,400.00     |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Total Water System Cost</b>                   |      |          | <b>\$</b>   | <b>712,095.00</b> |

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

|               |                          |
|---------------|--------------------------|
| Project Name: | <b>TRAILMARK 13</b>      |
| Contractor:   | JAX UTILITIES MANAGEMENT |
| Developer:    | SIX MILE CREEK CDD       |

|  | UNIT     | QUANTITY | UNIT COST                      | TOTAL COST             |
|--|----------|----------|--------------------------------|------------------------|
| <b>Force Mains (Size, Type &amp; Pipe Class)</b>   |          |          |                                |                        |
| 4" DR 11   | LF       | 2208     | \$ 39.50                       | \$ 87,216.00           |
|  | LF       |          | \$ -                           | \$ -                   |
|  | LF       |          | \$ -                           | \$ -                   |
|  | LF       |          | \$ -                           | \$ -                   |
|  | LF       |          | \$ -                           | \$ -                   |
| <b>Sewer Valves (Size and Type)</b>                |          |          |                                |                        |
| 4" GATE VALVE                                      | Ea       | 4        | \$ 1,600.00                    | \$ 6,400.00            |
|  | Ea       |          | \$ -                           | \$ -                   |
|  | Ea       |          | \$ -                           | \$ -                   |
|  | Ea       |          | \$ -                           | \$ -                   |
| <b>Gravity Mains (Size, Type &amp; Pipe Class)</b> |          |          |                                |                        |
| 8" DR 26 PVC                                       | LF       | 5505     | \$ 167.00                      | \$ 919,335.00          |
|  | LF       |          | \$ -                           | \$ -                   |
|  | LF       |          | \$ -                           | \$ -                   |
|  | LF       |          | \$ -                           | \$ -                   |
| <b>Laterals (Size and Type)</b>                    |          |          |                                |                        |
| 6" DR 26 PVC                                       | EA       | 189      | \$ 950.00                      | \$ 179,550.00          |
|  | EA       |          | \$ -                           | \$ -                   |
|  | EA       |          | \$ -                           | \$ -                   |
|  | EA       |          | \$ -                           | \$ -                   |
| <b>Manholes (Size and Type)</b>                    |          |          |                                |                        |
| 4-6 foot deep                                      | EA       | 10       | \$ 10,396.30                   | \$ 103,963.00          |
| 6-8 foot deep                                      | EA       | 7        | \$ 9,800.00                    | \$ 68,600.00           |
| 8-10 foot deep                                     | EA       | 3        | \$ 10,200.00                   | \$ 30,600.00           |
| 10-12 foot deep                                    | EA       | 3        | \$ 11,800.00                   | \$ 35,400.00           |
| > 12 foot deep                                     | EA       | 5        | \$ 12,900.00                   | \$ 64,500.00           |
|  |          |          | \$ -                           | \$ -                   |
|  |          |          | \$ -                           | \$ -                   |
| <b>Lift Station</b>                                |          |          |                                |                        |
| Mechanical Equipment                               | Lump Sum | 1        | \$ 147,000.00                  | \$ 147,000.00          |
| Process Piping                                     | Lump Sum | 1        | \$ 48,700.00                   | \$ 48,700.00           |
| Process Structure                                  | Lump Sum | 1        | \$ 200,000.00                  | \$ 200,000.00          |
| Process Electrical Equipment                       | Lump Sum | 1        | \$ 120,000.00                  | \$ 120,000.00          |
| Other Improvements                                 | Lump Sum | 1        | \$ 77,000.00                   | \$ 77,000.00           |
|  |          |          | <b>Total Sewer System Cost</b> | <b>\$ 2,088,264.00</b> |



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

The undersigned lienor, in consideration of the sum

\$2,800,359.00

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

6/18/2025 to Six Mile Creek CDD  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

**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 18th day of June, 2025.

WITNESS:

[Signature]  
Witness Signature  
Chris Hodge  
Print Witness Name

CONTRACTOR:

[Signature]  
Lienor's Signature  
Thomas R. Johns  
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 18th day of June, 2025, by Thomas R. Johns as Vice President for Jax Utilities Management, Inc.

Melissa Cassidy  
Notary Public  
My Commission Expires:

Personally Known or Produced Identification Type of Identification Produced



MELISSA CASSIDY  
Notary Public  
State of Florida  
Comm# HH660620  
Expires 4/3/2029

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

Project Name: **TRAILMARK 13**  
 Contractor: JAX UTILITIES MANAGEMENT  
 Developer: SIX MILE CREEK CDD

|  | UNIT | QUANTITY | UNIT COST   | TOTAL COST        |
|--|------|----------|-------------|-------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |             |                   |
| 10" DR 11  | LF   | 128      | \$ 180.00   | \$ 23,040.00      |
| 8" DR 18   | LF   | 5105     | \$ 82.00    | \$ 418,610.00     |
| 4" DR 18   | LF   | 265      | \$ 65.00    | \$ 17,225.00      |
| 2" POLY  | LF   | 645      | \$ 19.00    | \$ 12,255.00      |
|  | LF   |          | \$ -        | \$ -              |
| <b>Water Valves (Size and Type)</b>              |      |          |             |                   |
| 8" GATE VALVES                                   | Ea   | 10       | \$ 3,300.00 | \$ 33,000.00      |
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|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |             |                   |
| 6" FIRE HYDRANT                                  | Ea   | 12       | \$ 3,800.00 | \$ 45,600.00      |
| 2" FLUSH HYDRANT                                 | Ea   | 3        | \$ 2,655.00 | \$ 7,965.00       |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Sevices (Size and Type)</b>                   |      |          |             |                   |
| 1" POLY  | Ea   | 193      | \$ 800.00   | \$ 154,400.00     |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
|  | Ea   |          | \$ -        | \$ -              |
| <b>Total Water System Cost</b>                   |      |          | <b>\$</b>   | <b>712,095.00</b> |

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

|               |                          |
|---------------|--------------------------|
| Project Name: | <b>TRAILMARK 13</b>      |
| Contractor:   | JAX UTILITIES MANAGEMENT |
| Developer:    | SIX MILE CREEK CDD       |

|  | UNIT     | QUANTITY | UNIT COST     | TOTAL COST             |
|--|----------|----------|---------------|------------------------|
| <b>Force Mains (Size, Type &amp; Pipe Class)</b>   |          |          |               |                        |
| 4" DR 11   | LF       | 2208     | \$ 39.50      | \$ 87,216.00           |
|  | LF       |          | \$ -          | \$ -                   |
|  | LF       |          | \$ -          | \$ -                   |
|  | LF       |          | \$ -          | \$ -                   |
|  | LF       |          | \$ -          | \$ -                   |
| <b>Sewer Valves (Size and Type)</b>                |          |          |               |                        |
| 4" GATE VALVE                                      | Ea       | 4        | \$ 1,600.00   | \$ 6,400.00            |
|  | Ea       |          | \$ -          | \$ -                   |
|  | Ea       |          | \$ -          | \$ -                   |
|  | Ea       |          | \$ -          | \$ -                   |
| <b>Gravity Mains (Size, Type &amp; Pipe Class)</b> |          |          |               |                        |
| 8" DR 26 PVC                                       | LF       | 5505     | \$ 167.00     | \$ 919,335.00          |
|  | LF       |          | \$ -          | \$ -                   |
|  | LF       |          | \$ -          | \$ -                   |
|  | LF       |          | \$ -          | \$ -                   |
| <b>Laterals (Size and Type)</b>                    |          |          |               |                        |
| 6" DR 26 PVC                                       | EA       | 189      | \$ 950.00     | \$ 179,550.00          |
|  | EA       |          | \$ -          | \$ -                   |
|  | EA       |          | \$ -          | \$ -                   |
|  | EA       |          | \$ -          | \$ -                   |
| <b>Manholes (Size and Type)</b>                    |          |          |               |                        |
| 4-6 foot deep                                      | EA       | 10       | \$ 10,396.30  | \$ 103,963.00          |
| 6-8 foot deep                                      | EA       | 7        | \$ 9,800.00   | \$ 68,600.00           |
| 8-10 foot deep                                     | EA       | 3        | \$ 10,200.00  | \$ 30,600.00           |
| 10-12 foot deep                                    | EA       | 3        | \$ 11,800.00  | \$ 35,400.00           |
| > 12 foot deep                                     | EA       | 5        | \$ 12,900.00  | \$ 64,500.00           |
|  |          |          | \$ -          | \$ -                   |
|  |          |          | \$ -          | \$ -                   |
| <b>Lift Station</b>                                |          |          |               |                        |
| Mechanical Equipment                               | Lump Sum | 1        | \$ 147,000.00 | \$ 147,000.00          |
| Process Piping                                     | Lump Sum | 1        | \$ 48,700.00  | \$ 48,700.00           |
| Process Structure                                  | Lump Sum | 1        | \$ 200,000.00 | \$ 200,000.00          |
| Process Electrical Equipment                       | Lump Sum | 1        | \$ 120,000.00 | \$ 120,000.00          |
| Other Improvements                                 | Lump Sum | 1        | \$ 77,000.00  | \$ 77,000.00           |
| <b>Total Sewer System Cost</b>                     |          |          |               | <b>\$ 2,088,264.00</b> |

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

Date: April 9, 2025  
Project Title: Trailmark Phase 13  
FROM: Jax Utilities Management, Inc.  
Contractor's Name  
Address: 5465 Verna Blvd  
Jacksonville, FL 32205

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

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

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

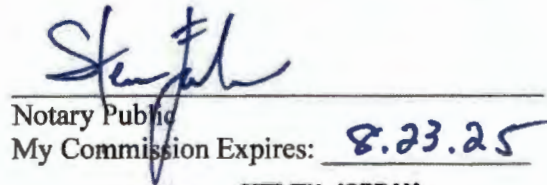
**Contractor:**

Thomas R. Johns  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_ on-line notarization, this 9th day of April, 2025, by Thomas R. Johns as vice president for Jax Utilities Mangement, Inc.

  
Notary Public  
My Commission Expires: 8.23.25

Personally Known or Produced Identification  
Type of Identification Produced



**STEVEN JORDAN**  
Notary Public  
State of Florida  
Comm# HH167946  
Expires 8/23/2025



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** October 21, 2025  
**SUBJECT:** Trailmark Phase 13 (ASBULT 2025000059)

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 Trailmark Phase 13.

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

Your support and cooperation as always are greatly appreciated.



**Subject Property**



Imagery Date: 12/2024

Date: 1/14/2026

**Trailmark Phase 13  
Easement for Utilities,  
Bill of Sale, Release of  
Lien & 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.