

RESOLUTION NO. 2026-80

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE W. CHURCH STREET DUNKIN.**

**RECITALS**

**WHEREAS**, 207 Donuts LLC., has executed and presented to the County an Easement for Utilities associated with the water system to serve W. Church Street Dunkin, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, 207 Donuts LLC, 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 W. Church Street Dunkin, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, JAM IV Construction LLC., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at W. Church Street Dunkin, 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 24th day of March, 2026.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date MAR 24 2026

By: Clay Murphy  
Clay Murphy, Chair

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

Anthony A.

Deputy Clerk

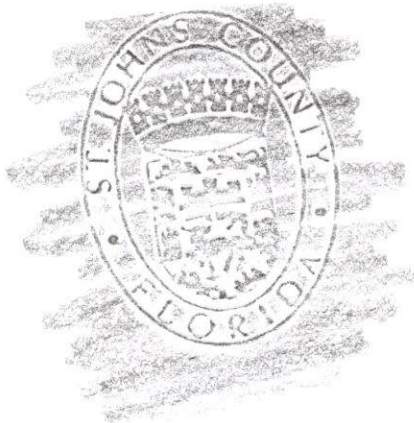


Exhibit "A" to the Resolution

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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 27<sup>th</sup> day of October, 2025 by 207 Donuts LLC, with an address of 159 Yellow Bill Ln, Ponte Vedra Beach, FL 32082, 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 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 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:

Jonathan Ferguson  
Witness Signature

Jonathan Ferguson  
Print Name

21048 NW 35th Ave

Lawton, FL 32058  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: JOHN GRIFFEY

Title: LLC MANAGER

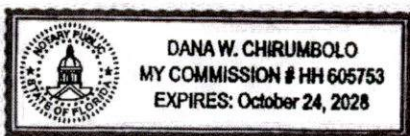
[Signature]  
Witness Signature

Bobby Wiseman  
Print Name

1214 Lake Highview Ln Brandon, FL 33810  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FL  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 27 day of October, 2025, by John Griffey who is LLC Manager of 207 Donuts LLC. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



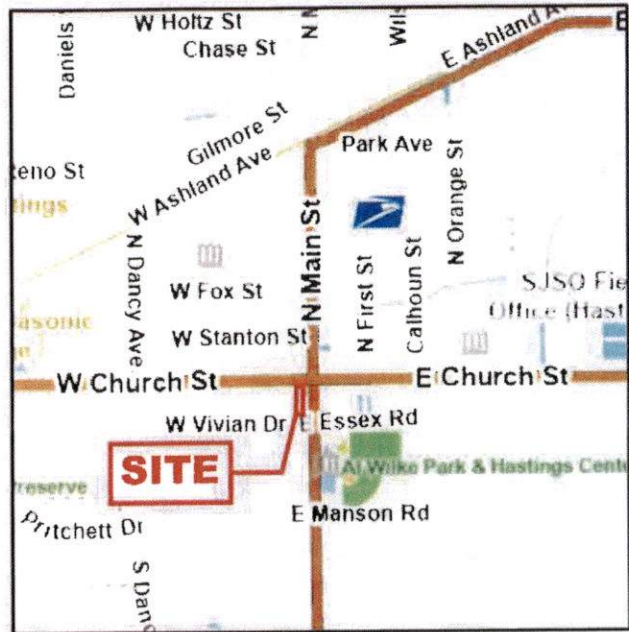
Dana W. Chirumbo  
Notary Public  
My Commission Expires: 10/24/28

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

# EXHIBIT "A" - 10' WIDE SJCUD UTILITY EASEMENT

## NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS SAINT JOHNS PROPERTY APPRAISER PARCEL NO(S) 0462900000, 0463000000, AND 0463100000.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO FLORIDA STATE PLANE GRID COORDINATE SYSTEM OF 1983 (FL83-EF).
3. BEARINGS ARE BASED ON THE CENTERLINE OF W. CHURCH ST. (S.R. 207) AS NORTH 89° 38' 02" EAST AS ESTABLISHED PER CURRENT SURVEY.
4. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.



**VICINITY MAP**

1" = 1,500'

MAP CREATED BY SAINT JOHNS COUNTY IMAP

## OWNER:

207 DONUTS, LLC  
159 YELLOW BILL LANE  
PONTE VEDRA, FL 32082

O.R.B. 6168 PG. 622

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED MAP WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

FRANKLIN E. JENKINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 7449

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER UNLESS PROVIDED WITH AN ELECTRONIC SIGNATURE AND ABILITY TO VALIDATE. THE SEAL APPEARING ON THIS MAP WAS AUTHORIZED BY FRANKLIN E. JENKINS ON THE DATE OF THE ELECTRONIC SIGNATURE.

**VIKA SOUTH, LLC**

VS4084A

\* ENGINEERING ■ SURVEYING/GEOMATICS 2720 PARK STREET SUITE 222  
 ■ LANDSCAPE ARCHITECTURE JACKSONVILLE, FLORIDA 32205  
 ■ PLANNING (904) 466-6929  
 WWW.VIKA.COM L.B. 8542

**MAP SHOWING**  
**10' WIDE SJCUD UTILITY EASEMENT**  
 SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST  
 HASTINGS - SAINT JOHNS COUNTY, FLORIDA  
 SCALE: 1" = 30' DATE: 09/23/2025  
 SHEET 1 OF 3

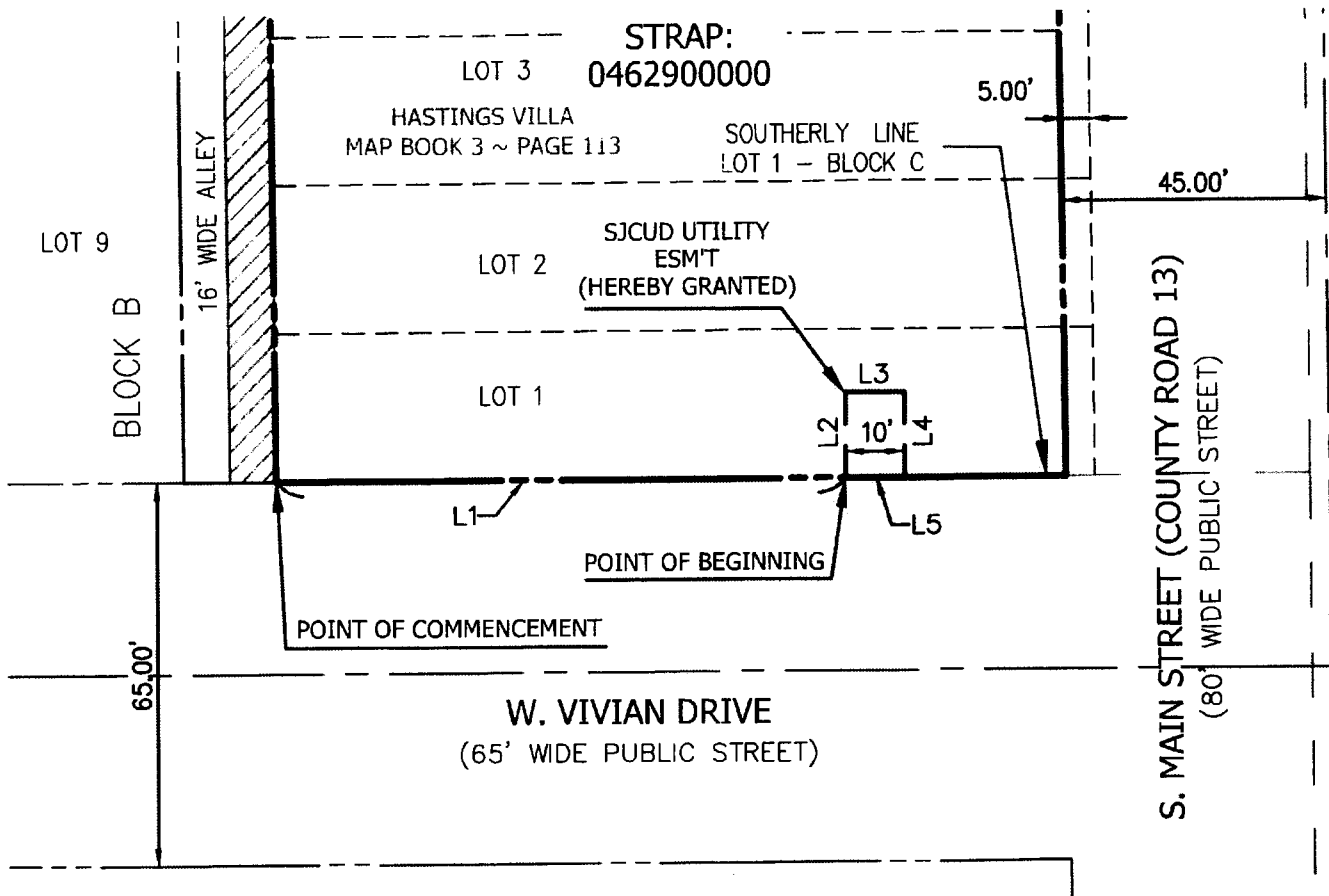
# EXHIBIT "A" -10' WIDE SJCUD UTILITY EASEMENT



EASTERLY HALF OF  
16' WIDE ALLEY  
VACATED IN RESOLUTION 2025-91  
(ORB. 6145 PG. 72)



UTILITY ESMT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°53'48"E	96.88'
L2	N00°06'12"W	14.50'
L3	N89°53'48"E	10.00'
L4	S00°06'12"E	14.50'
L5	S89°53'48"W	10.00'



**VIKA SOUTH, LLC**

VS24084A

\* ENGINEERING ■ SURVEYING/GEOMATICS 2720 PARK STREET SUITE 222  
 ■ LANDSCAPE ARCHITECTURE JACKSONVILLE, FLORIDA 32205  
 ■ PLANNING (904) 466-6929  
 WWW.VIKA.COM L.B. 8542

**MAP SHOWING**  
**10' WIDE SJCUD UTILITY EASEMENT**  
 SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST  
 HASTINGS - SAINT JOHNS COUNTY, FLORIDA  
 SCALE: 1" = 30' DATE: 09/23/2025  
 SHEET 2 OF 3

**LEGAL DESCRIPTION**  
**10' WIDE SJCUD UTILITY EASEMENT**

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4  
OF THE SOUTHEAST 1/4  
SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST  
TOWN OF HASTINGS, SAINT JOHNS COUNTY, FLORIDA

A PARCEL OF LAND BEING IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, IN THE TOWN OF HASTINGS, SAINT JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THE LAND OF 207 DONUTS, LLC, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6168 AT PAGE 622 OF THE PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. VIVIAN DRIVE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A 16-FOOT WIDE ALLEY, HAVING BEEN VACATED BY RESOLUTION 2025-91, AS RECORDED IN OFFICIAL RECORDS BOOK 6145 AT PAGE 72, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK C, HASTINGS VILLA AS RECORDED IN MAP BOOK 3 AT PAGE 113, ALL AMONG THE AFORESAID PUBLIC RECORDS; THENCE RUN WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF W. VIVIAN DRIVE NORTH 89° 53' 48" EAST, 96.88 FEET TO THE **POINT OF BEGINNING**; THENCE DEPART FROM THE SAID NORTHERLY RIGHT-OF-WAY LINE AND RUN SO AS TO CROSS AND INCLUDE A PORTION OF THE AFORESAID LANDS OF 207 DONUTS, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°06'12" WEST, 14.50 FEET TO A POINT; THENCE
2. NORTH 89°53'48" EAST, 10.00 FEET TO A POINT; THENCE
3. SOUTH 00°06'12" EAST, 14.50 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF W. VIVIAN DRIVE; THENCE RUN WITH SAID NORTHERLY RIGHT-OF-WAY LINE
4. SOUTH 89°53'48" WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 145 SQUARE FEET, MORE OR LESS.

**VIKA SOUTH, LLC**

VS24084A

★  
■ENGINEERING ■SURVEYING/GEOMATICS 2720 PARK STREET SUITE 222  
■LANDSCAPE ARCHITECTURE JACKSONVILLE, FLORIDA 32205  
■PLANNING (904) 466-6929  
WWW.VIKA.COM L.B. 8542

**MAP SHOWING**  
**10' WIDE SJCUD UTILITY EASEMENT**  
SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST  
HASTINGS – SAINT JOHNS COUNTY, FLORIDA  
SCALE: 1" = 30' DATE: 09/23/2025  
SHEET 3 OF 3

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

PROJECT: W. Church St. Dunkin (COMM 25-25)  
207 Donuts LLC, 159 Yellow Bill Ln, Ponte Vedra Beach,  
Owners Name and Address, (the "Seller") FL 32082

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<sup>th</sup> of October, 2025.

WITNESS:  
Jonathan Ferguson  
Witness Signature  
Jonathan Ferguson  
Witness Print Name

OWNER:  
[Signature]  
Owner Signature  
JOHN GRIFFEY  
Owner Print Name

STATE OF FL  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 27 day of October, 2025, by John Griffey as LLC Manager for 207 Donuts LLC.

Dana W. Chirumbo  
Notary Public  
My Commission Expires: 10/24/28

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: **Dunkin, 8800 W. Church St, Hastings, FL (COMM 25-25)**  
 Contractor: **JAM IV Construction LLC**  
 Developer: **207 Donuts LLC**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" PVC DR 18	LF	20	\$ 300.00	\$ 6,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Tapping valve	Ea	1	\$ 5,000.00	\$ 5,000.00
6" gate valve	Ea	1	\$ 2,000.00	\$ 2,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 american flow control	Ea	1	\$ -	\$ 7,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly	Ea	1	\$ 3,000.00	\$ 3,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 23,500.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name:	Dunkin, 8800 W. Church St, Hastings, FL (COMM 25-25)			
Contractor:	JAM IV Construction LLC			
Developer:	207 Donuts LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
6" PVC SDR 26	LF	59	\$ 188.72	\$ 11,134.48
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 11,134.48</b>

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum \$34,634.48

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

10/27/2025 Date to 207 Donuts LLC  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Dunkin, 8800 W. Church St, Hastings, FL 32145 (COMM 25-25)

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 27 day of October, 2025.

WITNESS:  
Jonathan Ferguson  
Witness Signature  
Jonathan Ferguson  
Print Witness Name

CONTRACTOR:  
[Signature]  
Lienor's Signature  
Josh Moncrief  
Print Lienor's Name

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of October, 2025, by Josh Moncrief as President for JAM II Construction LLC

[Signature]  
Notary Public  
My Commission Expires: 12/2/25

Personally Known or Produced Identification  
Type of Identification Produced  
\_\_\_\_\_



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name: **Dunkin, 8800 W. Church St, Hastings, FL (COMM 25-25)**  
 Contractor: **JAM IV Construction LLC**  
 Developer: **207 Donuts LLC**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" PVC DR 18	LF	20	\$ 300.00	\$ 6,000.00
	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly	Ea	1	\$ 3,000.00	\$ 3,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 23,500.00</b>

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

Project Name:	Dunkin, 8800 W. Church St, Hastings, FL (COMM 25-25)			
Contractor:	JAM IV Construction LLC			
Developer:	207 Donuts LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
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<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 11,134.48</b>

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

Date: 10/27/2025  
Project Title: Dunkin, 8800 W. Church St, Hastings, FL  
FROM: JAM IV Construction LLC  
Contractor's Name  
Address: 4809 Rosselle Street  
Jacksonville, FL 32254

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:**

Josh Moncrief  
Print Contractor's Name

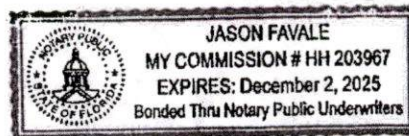
[Signature]  
Contractor's Signature

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 27 day of October, 2025, by Josh Moncrief as President for JAM IV Construction LLC.

[Signature]  
Notary Public  
My Commission Expires: 12/2/25

Personally Known or Produced Identification  
Type of Identification Produced





**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**

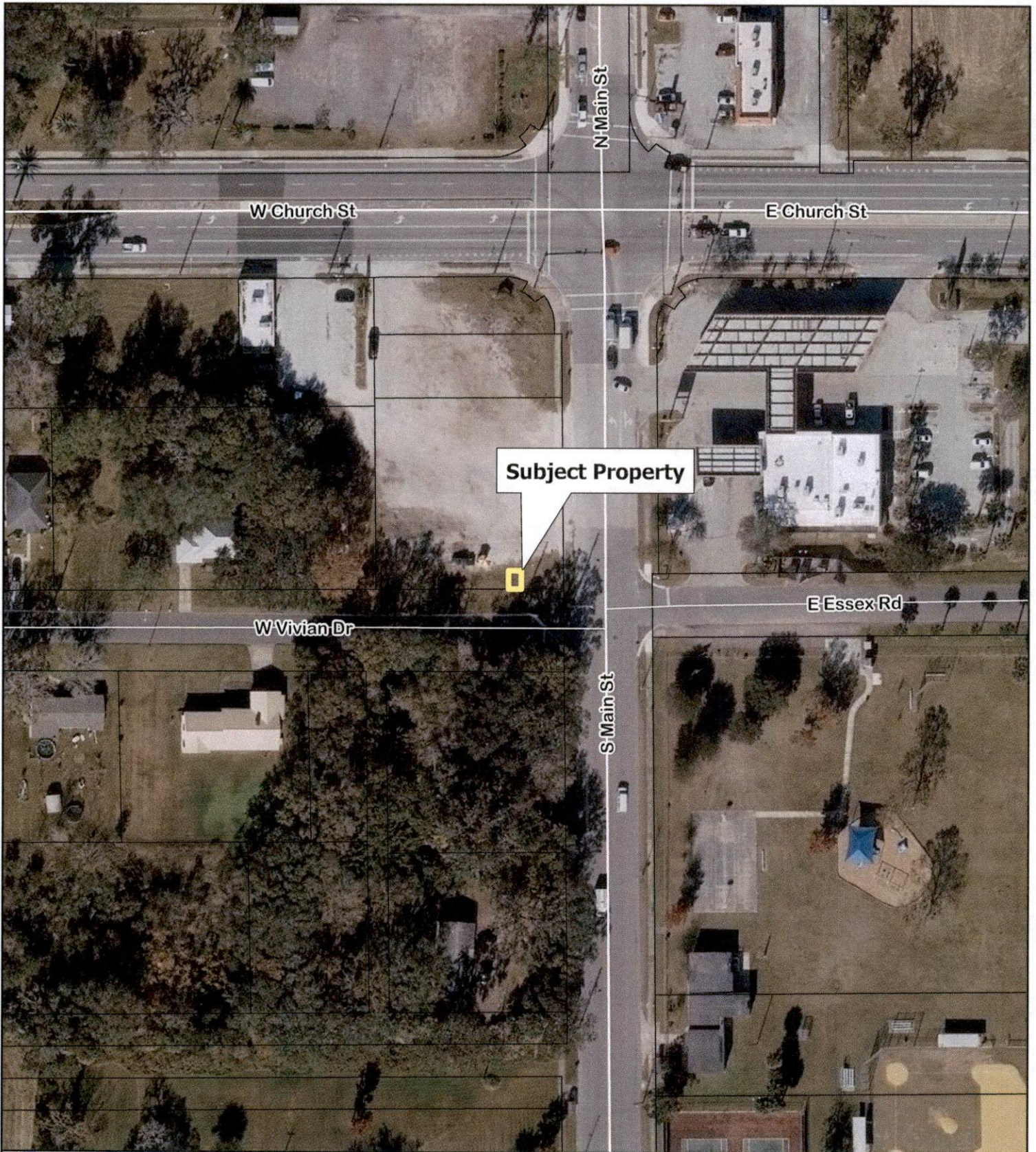
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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** February 3, 2026  
**SUBJECT:** W Church Street Dunkin (ASBULT 2025000165)

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 W Church Street Dunkin.

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**

N Main St

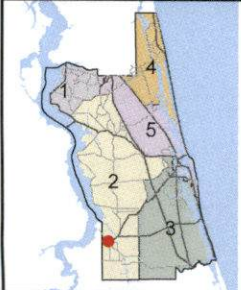
W Church St

E Church St

W Vivian Dr

E Essex Rd

S Main St



Imagery Date: 12/2024

Date: 2/11/2026

**W Church Street Dunkin**  
**Easement for Utilities,**  
**Bill of Sale, Release of Lien**  
**& Warranty**



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

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