

7**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***10/6/2026****BCC MEETING DATE****TO:** Joy Andrews, County Administrator**DATE:** August 26, 2026**FROM:** Corey Bowens, Director, Land Management Systems**PHONE:** 904 209-0776**SUBJECT OR TITLE:** Resolution accepting an Easement for Utilities, Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty for water and sewer to serve River Rock Church located off Palm Valley Parkway.**AGENDA TYPE:** Consent Agenda, Resolution**BACKGROUND INFORMATION:**

River Rock Church, Inc. has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve River Rock Church. Vallencourt Construction Co., Inc. has executed and presented to the County a Final Release of Lien and Warranty for work performed at River Rock Church. St. Johns Utility Department has reviewed the documents mentioned above and requests final approval by the BOCC, as stated in a memo attached.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to adopt Resolution 2026-____, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water and sewer systems to serve River Rock Church.

For Administration Use Only:**Legal:** Lex Taylor 8/28/2026**OMB:** CR 8/28/2026**Admin:** JDD 9/3/2026

RESOLUTION NO. 2026-_____

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 AND SEWER SYSTEMS TO SERVE RIVER ROCK CHURCH LOCATED OFF PALM VALLEY PARKWAY.

RECITALS

WHEREAS, River Rock Church, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve River Rock Church, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Co., Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at River Rock Church, 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 _____ day of _____, 2026.

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

By: _____
Clay Murphy, Chair

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

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 19th day of May, 2026 by River Rock Church, with an address of 465 Palm Valley Rd Ponte Vedra, FL 32081 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 & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water & 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 & 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~~, (if applicable add) and foundations, footings and/or anchors for surface improvements.

(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 & 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.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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

Signed, sealed and delivered
In the presence of:

[Signature]
Witness Signature

Michael D Johnson
Print Name

113 Crampian Highlands Dr
St Johns, FL 32259
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: Christopher A Price

Print Name: Christopher A. Price

Title: Lead Pastor / President

[Signature]
Witness Signature

Matthew Cocchi
Print Name

90 Vero Drive 32095
Saint Augustine, FL 32095
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida
COUNTY OF St. Johns

✓ The foregoing instrument was acknowledged before me before me by means of
☒ physical presence or ☐ online notarization, this 19th day of May, 2020,
by Christopher Price who
is Owner of River Rock Church. Such
person is personally known to me or has produced FL DL # P020101771728 as
identification.



JESSICA HOLMES
Notary Public
State of Florida
Comm# HH747176
Expires 12/8/2019

Jessica Holmes
Notary Public
My Commission Expires: 12/8/29

EXHIBIT "A"
EASEMENT AREA

SKETCH AND DESCRIPTION OF

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5589, PAGE 684 OF SAID COUNTY.

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5589, PAGE 684 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT B, AS SHOWN ON THE PLAT OF WALDEN CHASE PHASE ONE, RECORDED IN MAP BOOK 38, PAGES 87 THROUGH 104 OF THE PUBLIC RECORDS OF JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF ENDERSLEIGH LANE, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH $70^{\circ}00'38''$ WEST, 149.28 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: **COURSE NO. 1:** SOUTH $70^{\circ}00'38''$ WEST, 334.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $58^{\circ}02'03''$; **COURSE NO. 2:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $80^{\circ}58'20''$ WEST, 48.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF $26^{\circ}04'07''$; **COURSE NO. 3:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $64^{\circ}59'22''$ WEST, 54.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $58^{\circ}02'03''$; **COURSE NO. 4:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $49^{\circ}00'24''$ WEST, 48.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALDEN CHASE LANE, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, AND THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE(3) COURSES AND DISTANCES: **COURSE NO. 1 :** NORTH $19^{\circ}59'22''$ WEST, 203.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}55'46''$; **COURSE NO. 2:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 131.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $26^{\circ}57'14''$ WEST, 130.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 3:** NORTH $33^{\circ}55'07''$ WEST 240.63 FEET; THENCE NORTH $56^{\circ}04'53''$ EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF WALDEN CHASE LANE, A DISTANCE OF 28.69 FEET; THENCE SOUTH $33^{\circ}55'07''$ EAST, A DISTANCE OF 15.68 FEET; THENCE SOUTH $16^{\circ}30'25''$ WEST, A DISTANCE OF 11.28 FEET; THENCE SOUTH $33^{\circ}55'07''$ EAST, A DISTANCE OF 217.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 560.03 FEET AND A CENTRAL ANGLE OF $13^{\circ}55'44''$; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 136.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $26^{\circ}57'15''$ EAST AND 135.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $19^{\circ}59'22''$ EAST, A DISTANCE OF 209.64 FEET; THENCE SOUTH $64^{\circ}59'13''$ EAST, A DISTANCE OF 110.30 FEET; THENCE NORTH $70^{\circ}00'32''$ EAST, A DISTANCE OF 341.21 FEET; THENCE SOUTH $19^{\circ}59'28''$ EAST, A DISTANCE OF 20.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 0.49 ACRES, MORE OR LESS.

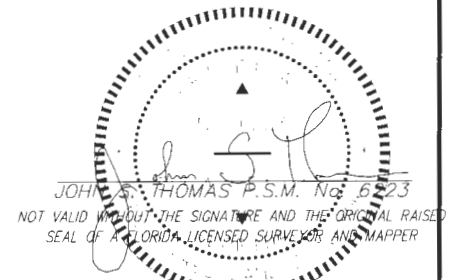
LEGEND:

P.O.B.	POINT OF BEGINNING	ID.	IDENTIFICATION
P.O.C.	POINT OF COMMENCEMENT	R	ARC RADIUS
O.R.B.	OFFICIAL RECORDS BOOK	Δ	ARC CENTRAL ANGLE
PG.	PAGE	L	ARC LENGTH
NO.	NUMBER	CB	ARC CHORD BEARING
LLC	LIMITED LIABILITY COMPANY	CD	ARC CHORD LENGTH
INC	INCORPORATED	SJCUD	ST. JOHNS COUNTY UTILITY DEPARTMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF WALDEN CHASE LANE, AS RECORDED IN PLAT BOOK 38, PAGES 87 THROUGH 104, OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH $33^{\circ}55'07''$ WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREA AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.



JOB No. 24-113
FILE No. A-730
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: C. CARLSON
CHECKED BY: J. THOMAS
SURVEY DATE: 03/03/2026

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908



www.SAM.biz

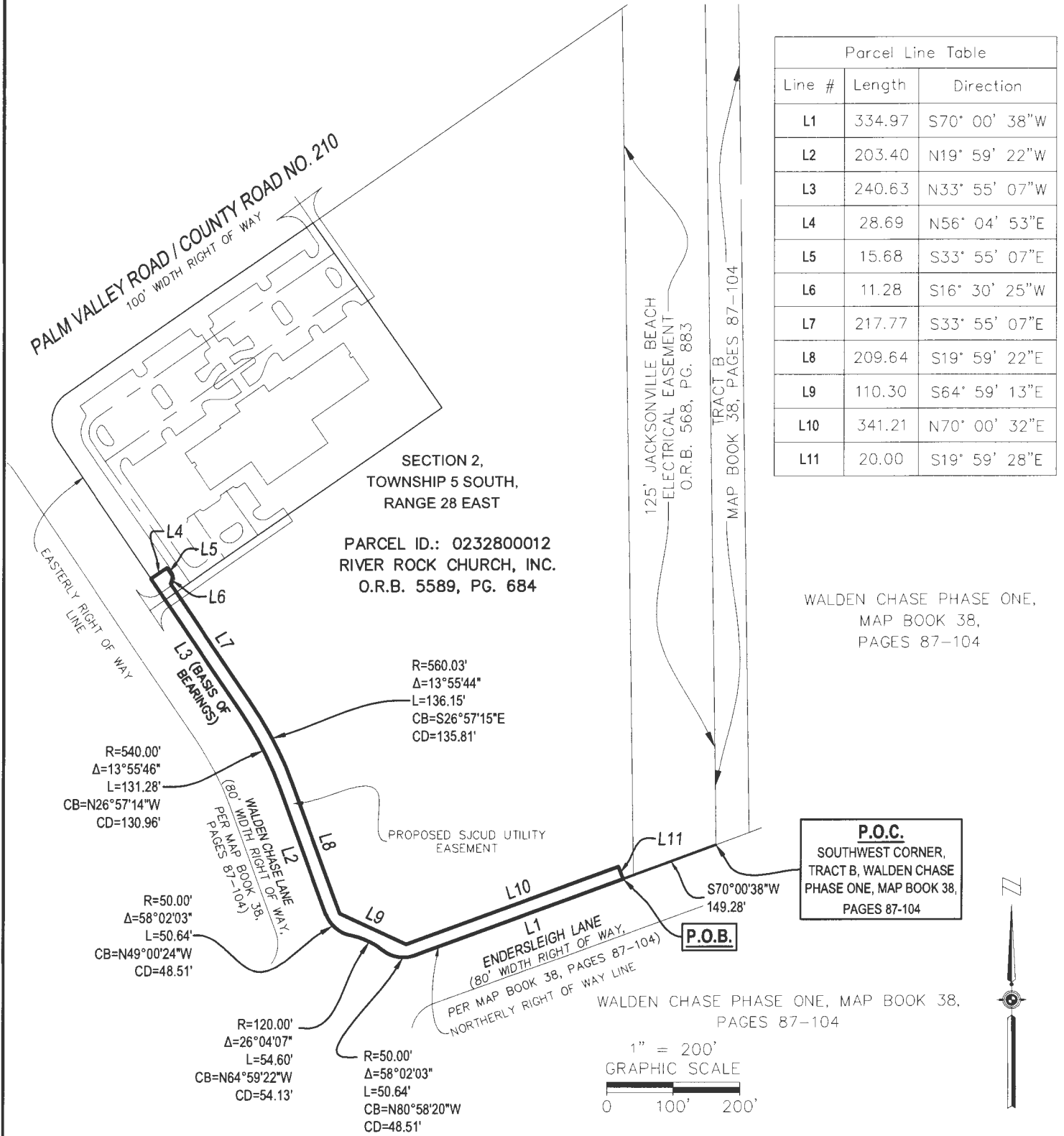
9440 PHILIPS HIGHWAY, SUITE 7
JACKSONVILLE, FLORIDA 32256
(904) 886-0071
(904) 886-7174 FAX

CAD FILE: \\saminc\JA2\PROJECTS-P\24 SAM\24-113 RIVER ROCK CHURCH FOR CARLTON\DWG\24-113 RIVER ROCK CHURCH SJCUD UTIL ESMT.dwg

SHEET 1 OF 2

SKETCH AND DESCRIPTION OF

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5589, PAGE 684 OF SAID COUNTY.



JOB No. 24 113
FILE No. A 730
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: C. CARLSON
CHECKED BY: J. THOMAS
SURVEY DATE: 03/03/2026

REVISION:	DATE:	BY:

CAD FILE: \\saminc\JA2\PROJECTS-P\24 SAM\24-113 RIVER ROCK CHURCH FOR CARLTON\DWG\24-113 RIVER ROCK CHURCH SJCD UTIL ESMT.dwg

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908



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www.SAM.biz

SHEET 2 OF 2

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

PROJECT: River Rock Church 465 Palm Valley Rd
Ponte Vedra, FL 32081

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 16th of July, 2026.

WITNESS:

Elizabeth M. Chin
Witness Signature

Elizabeth M. Chin
Witness Print Name

OWNER:

Christopher A. Price
Owner Signature

Christopher A. Price
Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or initials online notarization, this 16 day of July, 2026, by Christopher A. Price as President for River Rock Church.

Jessica Holmes
Notary Public

My Commission Expires: 12/8/2029

Personally Known or Produced Identification
Type of Identification Produced

Florida Driver's License
P620101771720



JESSICA HOLMES
Notary Public
State of Florida
Comm# HH747176
Expires 12/8/2029

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

Project Name:	River Rock Church			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	River Rock Church, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR-18	LF	1075	\$ 63.29	\$ 68,036.75
2" Poly	LF	248	\$ 12.68	\$ 3,144.64
6" DR-18	LF	612	\$ 29.61	\$ 18,121.32
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 13,297.76	\$ 39,893.28
6" Gate Valve	Ea	1	\$ 7,046.86	\$ 7,046.86
2" Corp Stop	Ea	1	\$ 883.50	\$ 883.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	2	\$ 2,267.14	\$ 4,534.28
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Single Water Service	Ea	1	\$ 3,190.37	\$ 3,190.37
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 144,851.00

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

Project Name:	River Rock Church			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	River Rock Church, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR-18	LF	1012	\$ 28.60	\$ 28,943.20
2" Poly	LF	421	\$ 12.68	\$ 5,338.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 4,129.67	\$ 4,129.67
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Single Water Service				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 38,411.15

Exhibit "C" to the Resolution



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

One Hundred eighty-three thousand two hundred sixty-two dollars and fifteen cents (\$183,262.15)

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

3/17/2026

Date

to

River Rock Church, LLC

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

River Rock Church

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 23rd day of June, 2026.

WITNESS:

Christian Taylor

Witness Signature

Print Witness Name

CONTRACTOR:

Kyle Gammon

Lienor's Signature

Print Lienor's Name

STATE OF

Florida

COUNTY OF

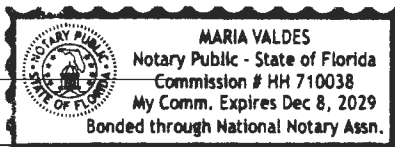
Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of June, 2026, by Kyle Gammon as CFO for Tallencourt Construction Company, Inc.

Maria Valdez
Notary Public

My Commission Expires: Dec. 8, 2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	River Rock Church			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	River Rock Church, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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2" Corp Stop	Ea	1	\$ 883.50	\$ 883.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	2	\$ 2,267.14	\$ 4,534.28
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Single Water Service	Ea	1	\$ 3,190.37	\$ 3,190.37
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 144,851.00

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

Project Name:	River Rock Church			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	River Rock Church, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR-18	LF	1012	\$ 28.60	\$ 28,943.20
2" Poly	LF	421	\$ 12.68	\$ 5,338.28
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 4,129.67	\$ 4,129.67
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Single Water Service				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 38,411.15

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 3/3/2026 **3E - CLOSEOUT - WARRANTY**Project Title: River Rock ChurchFROM: Vallencourt Construction Company, Inc.

Contractor's Name

Address: 449 Center StreetGreen Cove SpringsFl. 32043TO: 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:Kyle Gammon

Print Contractor's Name


Contractor's Signature
STATE OF FloridaCOUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ on-line notarization, this 19th day of June, 20 26, by

Kyle Gammon as CFO for

Vallencourt Construction Company, Inc.


Notary Public
My Commission Expires: December 8, 2029

Personally Known or Produced Identification
Type of Identification Produced

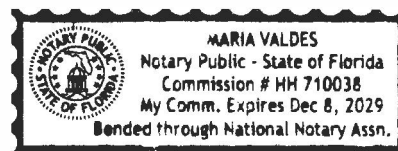


Exhibit "E" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

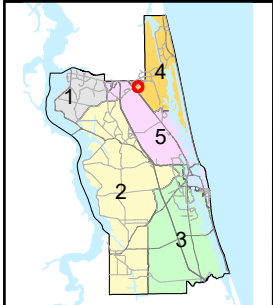
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: August 13, 2026
SUBJECT: River Rock Church (ASBULT 2026000033)

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 River Rock Church.

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: 8/26/2026

River Rock Church
**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 herein.