

8**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 11, 2026**FROM:** Corey Bowens, Director, Land Management Systems**PHONE:** 904 209-0776**SUBJECT OR TITLE:** Resolution accepting an Easement for Utilities, a Bill of Sale with Schedule of Values, Release of Lien and Warranty associated with the Water and Sewer Systems to serve Coquina Crossing Phase IV.**AGENDA TYPE:** Consent Agenda, Resolution**BACKGROUND INFORMATION:**

MHC Coquina Crossing LLC., has executed and presented an Easement for Utilities and a Bill of Sale with Schedule of Values conveying all personal property associated with the Water and Sewer Systems to serve Coquina Crossing Phase IV. Grovin Farms LLC., has executed a Final Release of Lien and Warranty for work performed at Coquina Crossing Phase IV. St. Johns County Utility Department has reviewed and approved the documents as stated in the attached Memo.

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 Schedule of Values, Release of Lien and Warranty associated with the Water and Sewer Systems to serve Coquina Crossing Phase IV.

For Administration Use Only:**Legal:** Lex Taylor 8/28/2026**OMB:** CR 8/31/2026**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 WITH SCHEDULE OF VALUES, RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE COQUINA CROSSING PHASE IV.

RECITALS

WHEREAS, MHC Coquina Crossing LLC., a Delaware limited liability company, has executed and presented an Easement for Utilities associated with the Water and Sewer Systems to serve Coquina Crossing Phase IV, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, MHC Coquina Crossing LLC 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 Systems to serve Coquina Crossing Phase IV; and

WHEREAS, Grovin Farms LLC., has executed a Final Release of Lien and Warranty for work performed at Coquina Crossing Phase IV, 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 _____ 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

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 26 day of January, 2026 by MHC COQUINA CROSSING, L.L.C., a Delaware limited liability company, with an address of 2 N. Riverside Plaza, Suite 800, Chicago, Illinois 60606, 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, gravity sewer collection system, lift stations & 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, its 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 non-exclusive 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 unreasonably 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 by Grantee at its sole cost and expense 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) **PUMP STATION & 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:

Judy Taylor
Witness Signature

Judy Taylor
Print Name

4300 W. Cypress St. Suite 400

Tampa, Florida 33607

Witness Address **REQUIRED** BUSINESS OR PERSONAL

MHC COQUINA CROSSING, L.L.C.

By: Donald Everett Butler II

Print Name: Donald Everett Butler II

Title: Senior Vice President-Property Management

Wilda Charles
Witness Signature

Wilda Charles
Print Name

4300 W Cypress St Suite 400

Tampa FL 33607

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me before me by means of ☒ physical presence or ☐ online notarization, this 26 day of January, 2026, by Donald Everett Butler II, who is Senior Vice President-Property Management of MHC Coquina Crossing, L.L.C. Such person is personally known to me or has produced as identification.



Susan Kowal
Notary Public
My Commission Expires: 10/12/2027

EXHIBIT "A"

EASEMENT AREA

DESCRIPTION: Coquina Crossings Phase IV – 50' Ingress/Egress Easement

A 50 foot in width tract of land being a portion of a parcel of land as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and hereon after being called 50 foot Ingress/Egress Easement and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence along the West line of said Section 16, North 00°41'00" West, said line being the East line of Countrywalk according to the plat thereof, as recorded in Map Book 63, pages 64 through 75 of said Public Records, 210.44 feet; thence departing said West line, North 89°19'00" East, 86.50 feet to the POINT OF BEGINNING of the 50 foot Ingress/Egress Easement described herein.

Thence North 00°41'00" West, 291.21 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 11°15'20", an arc length of 54.02 feet and a chord bearing and distance of North 04°56'40" East, 53.94 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 20°33'41", an arc length of 80.74 feet and a chord bearing and distance of North 00°17'30" East, 80.31 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 09°18'21", an arc length of 44.66 feet and a chord bearing and distance of North 05°20'10" West, 44.62 feet to the point of tangency; thence North 00°41'00" West, 234.47 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 11°15'20", an arc length of 54.02 feet and a chord bearing and distance of North 04°56'40" East, 53.94 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 20°33'41", an arc length of 80.74 feet and a chord bearing and distance of North 00°17'30" East, 80.31 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 09°18'21", an arc length of 44.66 feet and a chord bearing and distance of North 05°20'10" West, 44.62 feet to the point of tangency; thence North 00°41'00" West, 1026.57 feet to a point on a curve concave to the Southwest, having a radius of 55.00 feet; thence southeasterly along the arc of said curve, a central angle of 255°31'27", an arc length of 245.29 feet and a chord bearing and distance of South 52°55'22" East, 86.96 feet to the point of reverse curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 75°31'21", an arc length of 32.95 feet and a chord bearing and distance of South 37°04'41" West, 30.62 feet; thence South 00°41'00" East, 684.65 feet to the point of a curve concave Northeast; thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°54'53", an arc length of 39.23 feet and a chord bearing and distance of South 45°38'26" East, 35.33 feet to the point of tangency to the point of reverse curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 59°02'52", an arc length of 128.82 feet and a chord bearing and distance of South 61°04'26" East, 123.20 feet; thence South 31°33'01" East, 268.80 feet to the point of a curve concave

North; thence easterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing and distance of South 76°33'01" East, 35.36 feet to the point of tangency; thence North 58°26'59" East, 255.46 feet; thence South 31°33'01" East, 50.00 feet; thence South 58°26'59" West, 255.46 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing and distance of South 13°26'59" West, 35.36 feet to the point of tangency; thence South 31°33'01" East, 106.17 feet to the point of a curve concave Southwest; thence southeasterly along the arc of said curve, having a radius of 413.50 feet, a central angle of 11°15'34", an arc length of 81.26 feet and a chord bearing and distance of South 25°55'14" East, 81.13 feet to the point of tangency; thence South 20°17'27" East, 80.74 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 513.50 feet, a central angle of 09°40'07", an arc length of 86.65 feet and a chord bearing and distance of South 15°27'23" East, 86.55 feet to the point of tangency; thence South 10°37'20" East, 53.60 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 1413.50 feet, a central angle of 05°46'01", an arc length of 142.27 feet and a chord bearing and distance of South 07°44'19" East, 142.21 feet to the point of tangency; thence South 04°51'19" East, 126.62 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 186.50 feet, a central angle of 22°17'10", an arc length of 72.54 feet and a chord bearing and distance of South 15°59'53" East, 72.09 feet to the point of tangency; thence South 27°08'28" East, 63.07 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 175.00 feet, a central angle of 41°11'21", an arc length of 125.81 feet and a chord bearing and distance of South 06°32'48" East, 123.11 feet to the point of tangency; thence South 14°02'53" West, 165.63 feet to the point of a curve concave Northwest; thence southwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 75°33'28", an arc length of 164.84 feet and a chord bearing and distance of South 51°49'37" West, 153.15 feet to the point of tangency; thence South 89°36'21" West, 317.15 feet to the point of a curve concave Northeast; thence northwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 89°42'40", an arc length of 195.72 feet and a chord bearing and distance of North 45°32'20" West, 176.33 feet to the point of tangency and the POINT OF BEGINNING of the 50 foot Ingress/Egress Easement herein described.

Less and except that tract of land being a portion of those lands as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and hereon after being called Exception and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence North 00°41'00" West, said line being the East line of Countrywalk according to the plat thereof, as recorded in Map Book 63, pages 64 through 75 of said Public Records, 210.44 feet; thence departing said West line, North 89°19'00" East, 136.50 feet to the POINT OF BEGINNING of the Exception described herein.

Thence North 00°41'00" West, 291.21 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 11°15'20", an arc length of 44.20 feet and a chord bearing and distance of North 04°56'40" East, 44.13 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 20°33'41", an arc length of 98.69 feet and a chord bearing and distance of North 00°17'30" East, 98.16 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a

radius of 225.00 feet, a central angle of 09°18'21", an arc length of 36.54 feet and a chord bearing and distance of North 05°20'10" West, 36.50 feet to the point of tangency; thence North 00°41'00" West, 234.47 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 11°15'20", an arc length of 44.20 feet and a chord bearing and distance of North 04°56'40" East, 44.13 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 20°33'41", an arc length of 98.69 feet and a chord bearing and distance of North 00°17'30" East, 98.16 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 09°18'21", an arc length of 36.54 feet and a chord bearing and distance of North 05°20'10" West, 36.50 feet to the point of tangency; thence North 00°41'00" West, 164.47 feet to the point of a curve concave Southeast; thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°15'22", an arc length of 39.38 feet and a chord bearing and distance of North 44°26'42" East, 35.43 feet to the point of tangency to the point of compound curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 58°52'37", an arc length of 77.07 feet and a chord bearing and distance of South 60°59'19" East, 73.72 feet; thence South 31°33'01" East, 474.98 feet to the point of a curve concave Southwest; thence southeasterly along the arc of said curve, having a radius of 363.50 feet, a central angle of 11°15'34", an arc length of 71.43 feet and a chord bearing and distance of South 25°55'14" East, 71.32 feet to the point of tangency; thence South 20°17'27" East, 80.74 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 463.50 feet, a central angle of 09°40'07", an arc length of 78.22 feet and a chord bearing and distance of South 15°27'23" East, 78.12 feet to the point of tangency; thence South 10°37'20" East, 53.60 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 1363.50 feet, a central angle of 05°46'01", an arc length of 137.24 feet and a chord bearing and distance of South 07°44'19" East, 137.18 feet to the point of tangency; thence South 04°51'19" East, 126.62 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 236.50 feet, a central angle of 22°17'10", an arc length of 91.99 feet and a chord bearing and distance of South 15°59'53" East, 91.41 feet to the point of tangency; thence South 27°08'28" East, 63.07 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 125.00 feet, a central angle of 41°11'21", an arc length of 89.86 feet and a chord bearing and distance of South 06°32'48" East, 87.94 feet to the point of tangency; thence South 14°02'53" West, 165.63 feet to the point of a curve concave Northwest; thence southwesterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 75°33'28", an arc length of 98.90 feet and a chord bearing and distance of South 51°49'37" West, 91.89 feet to the point of tangency; thence South 89°36'21" West, 317.15 feet to the point of a curve concave Northeast; thence northwesterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 89°42'40", an arc length of 117.43 feet and a chord bearing and distance of North 45°32'20" West, 105.80 feet to the point of tangency and the POINT OF BEGINNING of the Exception herein described.

Said lands situated, lying and being in St. Johns County, Florida.

DESCRIPTION: Coquina Crossings Phase IV Lift Station Easement

A tract of land being a portion of a parcel of land as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

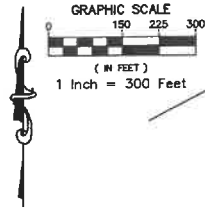
Commence at the point of intersection of the most easterly corner of Coquina Crossings Phase IV with the westerly corner of Coquina Crossings Phase II; thence departing said corner, South 58°26'48" West, along a line that runs parallel to the southeasterly right-of-way line of Marbella Circle (a 50 foot right-of-way), 366.76 feet to a point on the westerly right-of-way line of Degamma Place (a 50 foot right-of-way); thence North 31°33'01" West, along said westerly right-of-way line, 228.92 feet to the POINT OF BEGINNING of the tract of land described herein.

Thence departing said westerly right-of-way line, South 58°26'59" West, 40.00 feet; thence North 31°33'01" West, 40.00 feet; thence North 58°26'59" East, 40.00 feet to a point on aforesaid westerly right-of-way line; thence South 31°33'01" East, along said westerly right-of-way line, 40.00 feet to the POINT OF BEGINNING of tract of land herein described.

Said lands situated, lying and being in St. Johns County, Florida.

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



LEGEND:

- # - DENOTES NUMBER
- N.O. - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- LLC - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY
- FPL - DENOTES FLORIDA POWER & LIGHT
- DENOTES EXCEPTION

COUNTRYWALK
M.B. 63, PG. 64-75

POINT OF
BEGINNING
50' INGRESS/EGRESS
ESMT

POINT OF
COMMENCEMENT
SOUTHWEST CORNER
OF SECTION 16

O.R. 2651, PG. 1462

O.R. 2651, PG. 1462

O.R. 5084, PG. 391

KEY MAP

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 300'	12/09/2025	LAS	LAS	TPH
JOB No.	SECTION	TOWNSHIP	RANGE	
2611-25-001	16	8 SOUTH	29 EAST	

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS
6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original sealed stamp of a Florida licensed Surveyor and Mapper.

NO. 3507
STATE OF FLORIDA
THOMAS P. HUGHES JR.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA - L.S. #507
CERTIFICATE OF AUTHORIZATION No. LB 6991

THIS IS NOT A SURVEY

SEE SHEET 3



LEGEND:

- # DENOTES NUMBER
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- LB DENOTES LICENSED BUSINESS
- LS DENOTES LICENSED SURVEYOR
- RLS DENOTES REGISTERED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- L.L.C. DENOTES LIMITED LIABILITY COMPANY
- INC DENOTES INCORPORATED
- CORP. DENOTES CORPORATION
- OR DENOTES OFFICIAL RECORDS BOOK
- PG DENOTES PAGE
- MB DENOTES MAP BOOK
- FLA DENOTES FLORIDA
- R/W DENOTES RIGHT-OF-WAY
- FPL DENOTES FLORIDA POWER & LIGHT
- [Hatched Box] DENOTES EXCEPTION

COUNTRYWALK
M.B. 63, PGS. 64-75

EAST LINE OF COUNTRYWALK
WEST LINE OF SECTION 16

N00°41'00"W 210.44'

POINT OF
BEGINNING
50' INGRESS/EGRESS
ESMT
654
N89°19'00"E
86.50'

SECTION 16

SECTION 17

SECTION 20

SECTION 21

SOUTH LINE OF SECTION 16

POINT OF
COMMENCEMENT
SOUTHWEST CORNER
OF SECTION 16

ASUNCION DRIVE
N00°41'00"W 291.21'

N00°41'00"W 291.21'

C19

C34

O.R. 2651, PG. 1462
COQUINA CROSSING PHASE 4
MANUFACTURED HOME COMMUNITY
(UNRECORDED)

POINT OF
BEGINNING
EXCEPTION

EXCEPTION

S89°36'21"W 317.15'

S89°36'21"W 317.15'

O.R. 5084, PG. 391

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

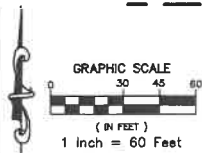
6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

THIS IS NOT A SURVEY

SEE SHEET 4



LEGEND:

- NO. DENOTES NUMBER
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- LB DENOTES LICENSED BUSINESS
- LS DENOTES LICENSED SURVEYOR
- RLS DENOTES REGISTERED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- LLC DENOTES LIMITED LIABILITY COMPANY
- INC. DENOTES INCORPORATED
- CORP. DENOTES CORPORATION
- OR DENOTES OFFICIAL RECORDS BOOK
- PG DENOTES PAGE
- MB DENOTES MAP BOOK
- FLA DENOTES FLORIDA
- R/W DENOTES RIGHT-OF-WAY
- FPL DENOTES FLORIDA POWER & LIGHT
- DENOTES EXCEPTION

COUNTRYWALK
M.B. 63, PGS. 64-75

EAST LINE OF COUNTRYWALK
WEST LINE OF SECTION 16

ASUNCION DRIVE

EXCEPTION

O.R. 2651,
PG. 1462
COQUINA CROSSING PHASE 4
MANUFACTURED HOME COMMUNITY
(UNRECORDED)

SEE SHEET 2

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT

LAND SURVEYORS
PLANNERS
& DRAFTING

LAND DEVELOPMENT
CONSULTANTS
DRONE/LIDAR
TECHNOLOGY

BARTRAM TRAIL SURVEYING, INC.
6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991

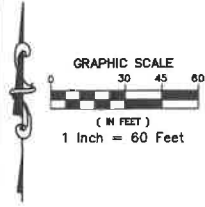


COPYRIGHT
© 2025

F:\P25\Stratagem Partners LLC - 2611-25-001 - Coquina Crossing P4 - 50' Ingress-Egress Easmt.dwg

THIS IS NOT A SURVEY

SEE SHEET 5



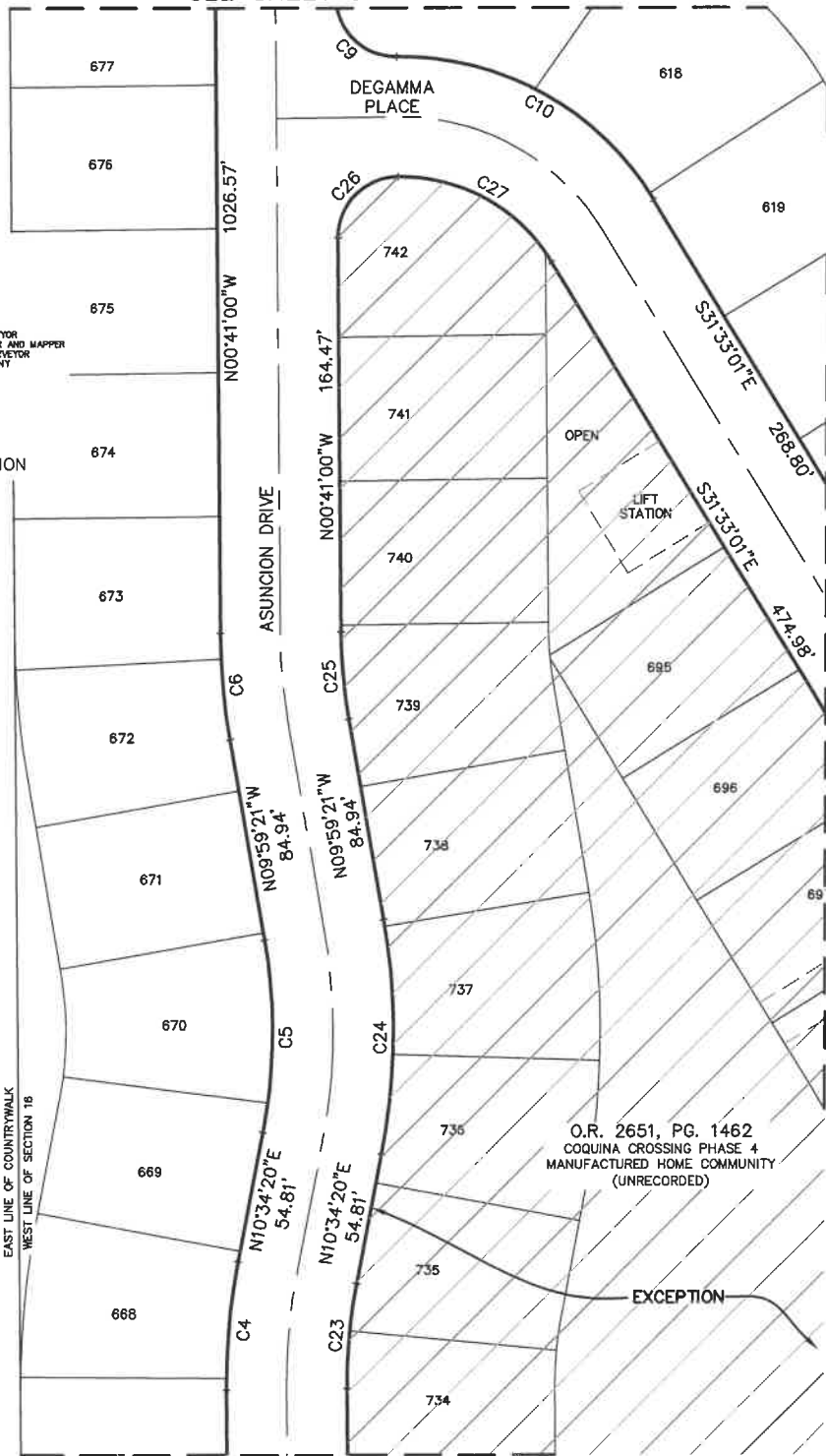
LEGEND:

- NO. DENOTES NUMBER
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- LB DENOTES LICENSED BUSINESS
- LS DENOTES LICENSED SURVEYOR
- RLS DENOTES REGISTERED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- L.L.C. DENOTES LIMITED LIABILITY COMPANY
- INC. DENOTES INCORPORATED
- CORP. DENOTES CORPORATION
- OR DENOTES OFFICIAL RECORDS BOOK
- PG DENOTES PAGE
- MB DENOTES MAP BOOK
- FLA DENOTES FLORIDA
- R/W DENOTES RIGHT-OF-WAY
- FPL DENOTES FLORIDA POWER & LIGHT

DENOTES EXCEPTION

COUNTRYWALK
M.B. 63, PGS. 64-75

EAST LINE OF COUNTRYWALK
WEST LINE OF SECTION 16



SEE SHEET 3

SEE SHEET 7

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT

LAND SURVEYORS
PLANNERS
& DRAFTING

DRONE/LIDAR
TECHNOLOGY
LAND DEVELOPMENT
CONSULTANTS

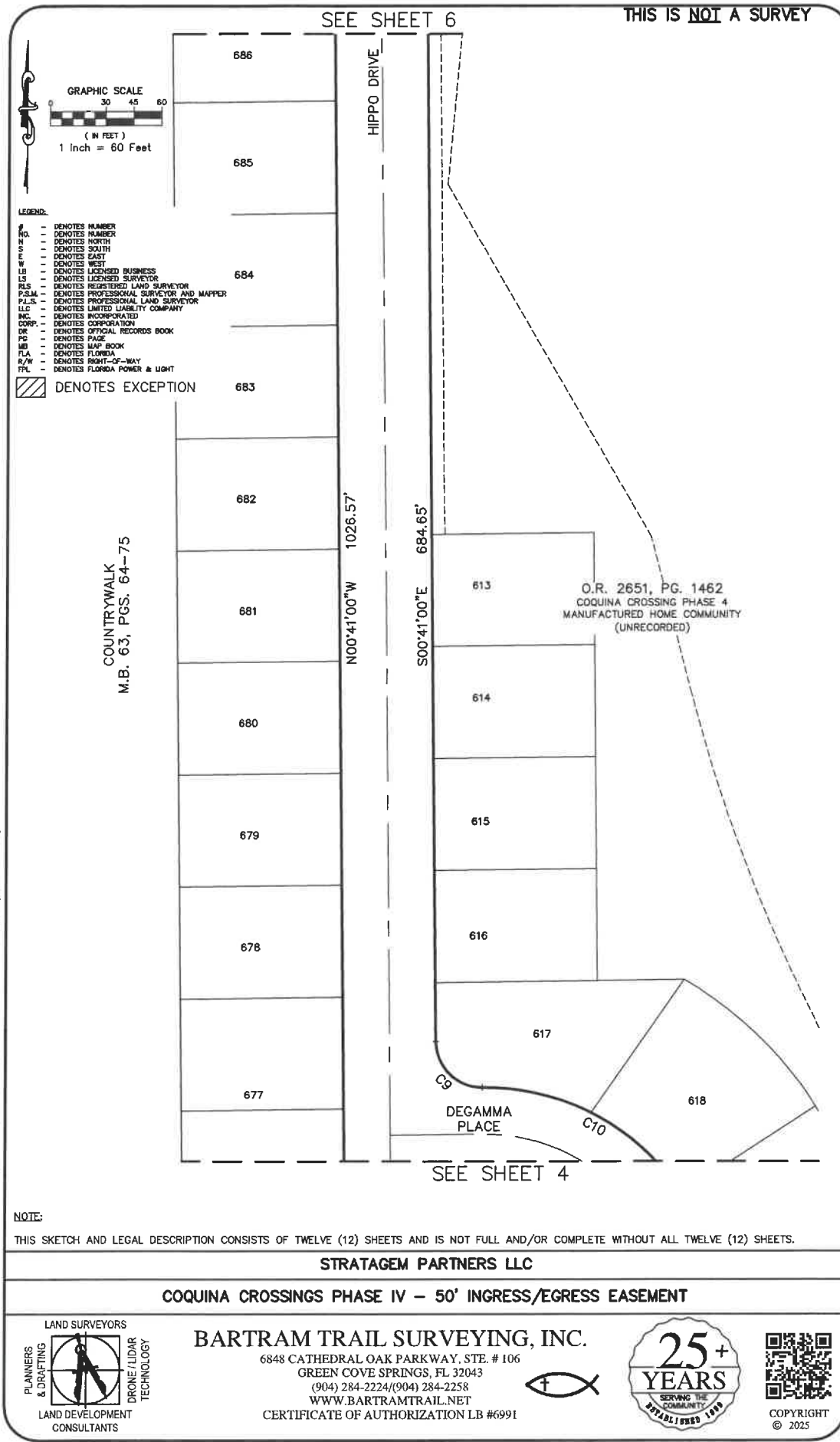
BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

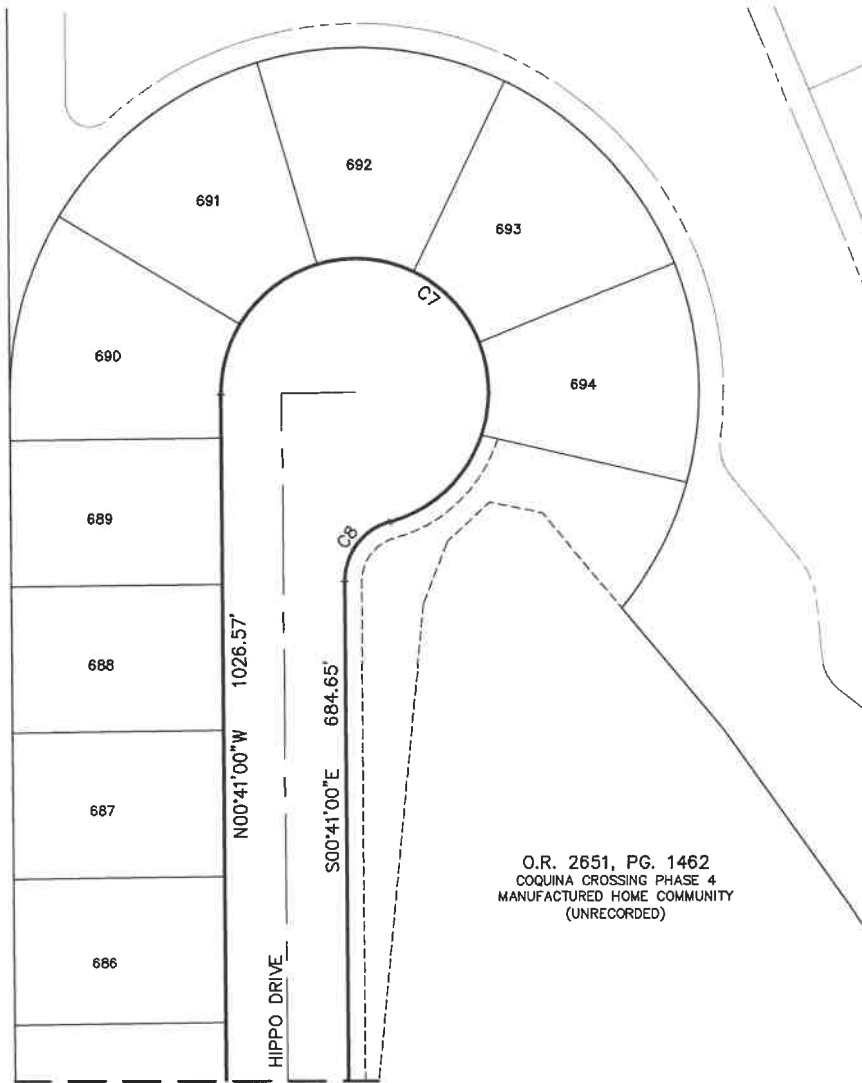
F:\LP25\Stratagem Partners LLC - 2611-25-001 - Coquina Crossing P4 - 50' Ingress-Egress Easmt.dwg



THIS IS NOT A SURVEY



COUNTRYWALK
M.B. 63, PGS. 64-75



O.R. 2651, PG. 1462
COQUINA CROSSING PHASE 4
MANUFACTURED HOME COMMUNITY
(UNRECORDED)

SEE SHEET 5

LEGEND:

- # - DENOTES NUMBER
- NO. - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- LLC - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY
- PFL - DENOTES FLORIDA POWER & LIGHT
- DENOTES EXCEPTION

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT



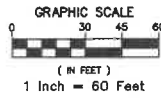
BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

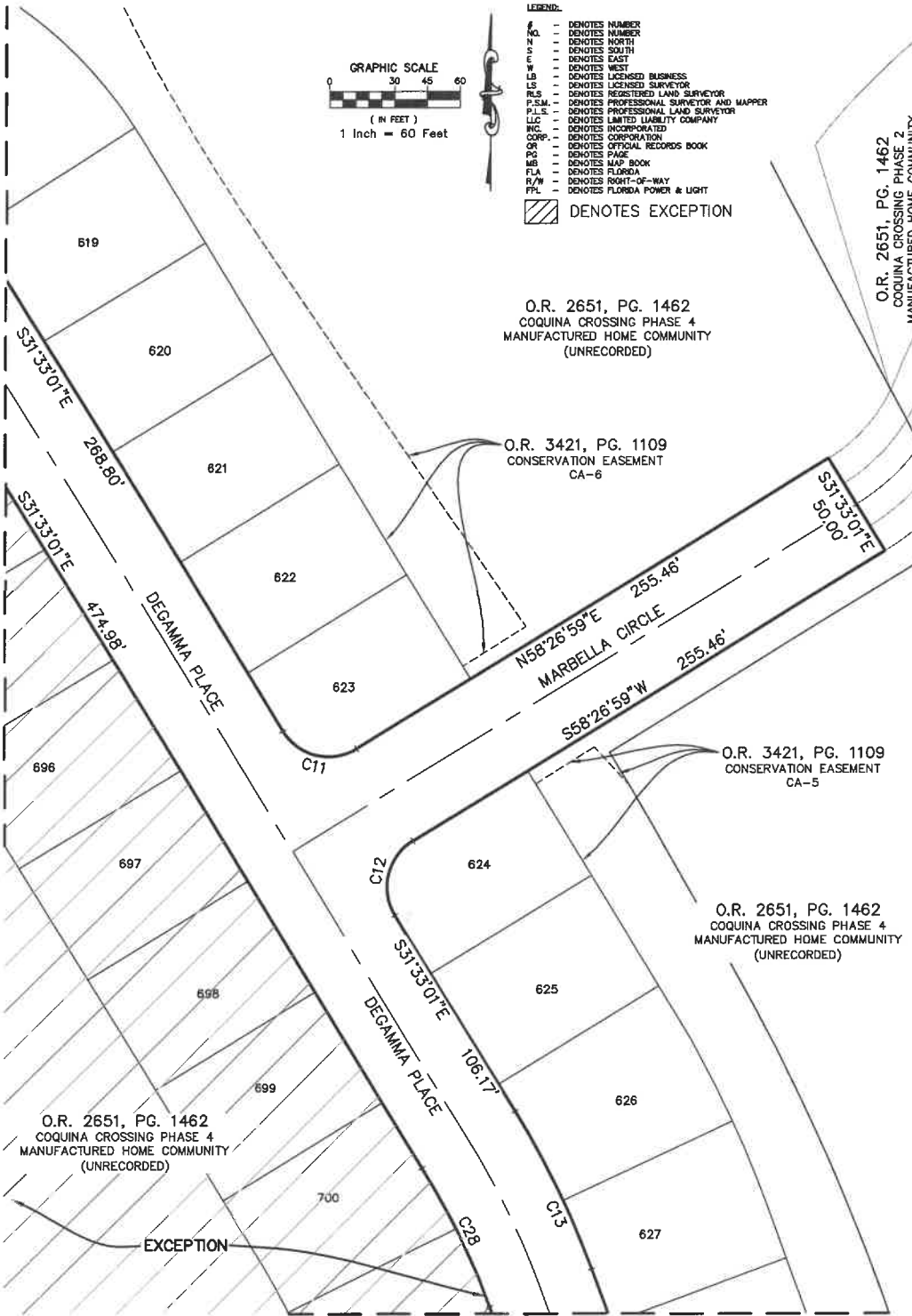
THIS IS NOT A SURVEY



LEGEND

- NO. - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- LLC - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY
- FFL - DENOTES FLORIDA POWER & LIGHT
- [Hatched Box] - DENOTES EXCEPTION

SEE SHEET 4



NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT

LAND SURVEYORS
PLANNERS
& DRAFTING
LAND DEVELOPMENT
CONSULTANTS

DRONE / LIDAR
TECHNOLOGY

BARTRAM TRAIL SURVEYING, INC.
6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991

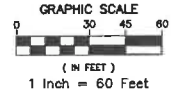
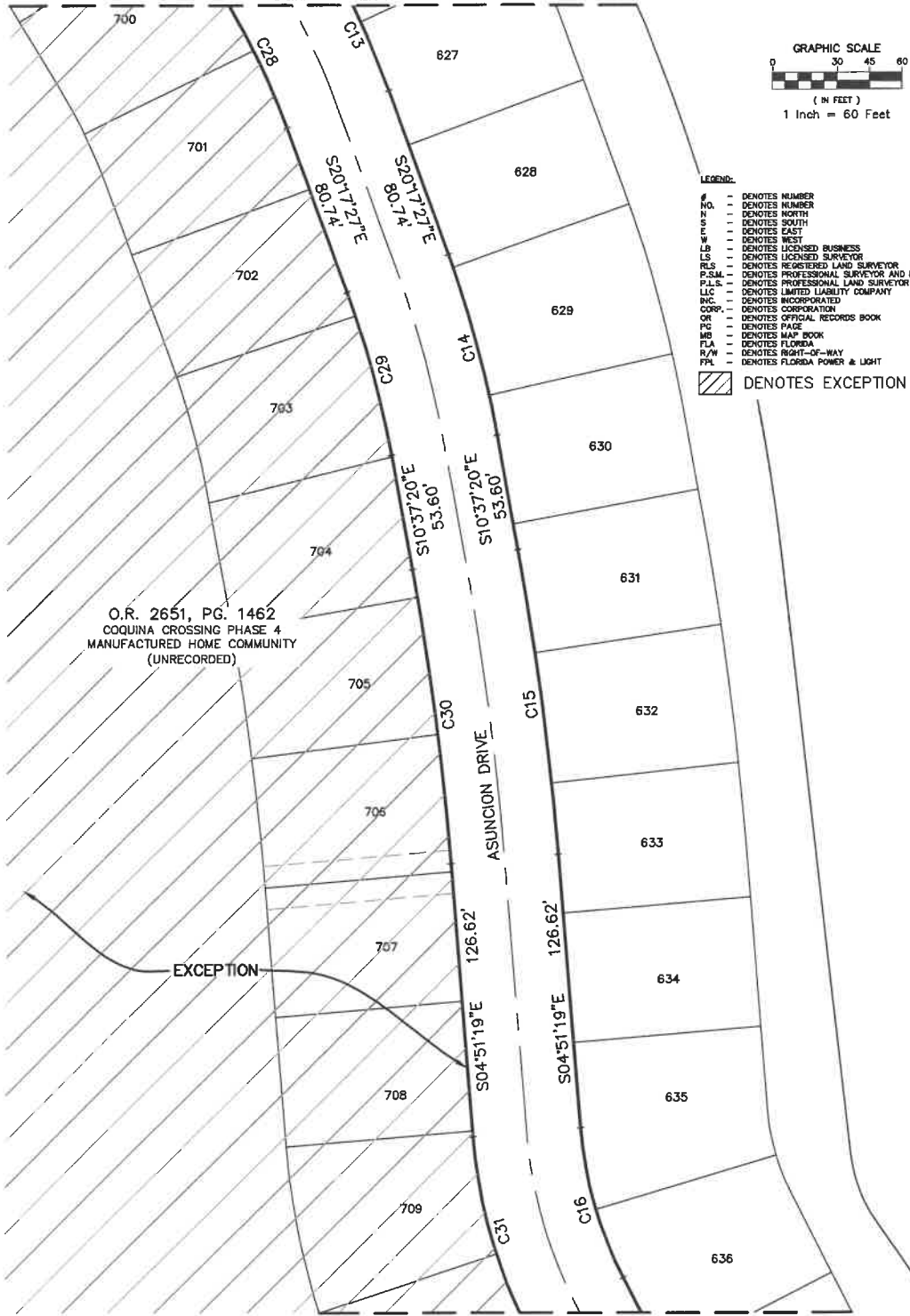
25+
YEARS
SERVING THE
COMMUNITY
ESTABLISHED 1990



COPYRIGHT
© 2025

F:\LP25\Stratagem Partners LLC - 2611-25-001 - Coquina Crossing PA\Coquina Crossing P4 - 50' Ingress-Egress Easmt.dwg

THIS IS NOT A SURVEY SEE SHEET 7



- LEGEND:
- # DENOTES NUMBER
 - N.D. DENOTES NUMBER
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - E DENOTES EAST
 - W DENOTES WEST
 - LB DENOTES LICENSED BUSINESS
 - LS DENOTES LICENSED SURVEYOR
 - RLS DENOTES REGISTERED LAND SURVEYOR
 - P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
 - L.L.C. DENOTES LIMITED LIABILITY COMPANY
 - INC. DENOTES INCORPORATED
 - CORP. DENOTES CORPORATION
 - OR DENOTES OFFICIAL RECORDS BOOK
 - PG DENOTES PAGE
 - MB DENOTES MAP BOOK
 - FLA DENOTES FLORIDA
 - R/W DENOTES RIGHT-OF-WAY
 - FPL DENOTES FLORIDA POWER & LIGHT
 - DENOTES EXCEPTION

O.R. 2651, PG. 1462
COQUINA CROSSING PHASE 4
MANUFACTURED HOME COMMUNITY
(UNRECORDED)

SEE SHEET 9

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991

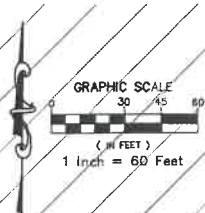


COPYRIGHT
© 2025

F:\1225\Stratagem Partners LLC - 2611-25-001 - Coquina Crossing P4\Coquina Crossing P4 - 50' Ingress-Egress Easmt.dwg

THIS IS NOT A SURVEY

SEE SHEET 8



LEGEND

- # - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P-S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- L.L.C. - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- DB - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY
- P/L - DENOTES FLORIDA POWER & LIGHT
- [Hatched Box] - DENOTES EXCEPTION

O.R. 2651, PG. 1462
COQUINA CROSSING PHASE 4
MANUFACTURED HOME COMMUNITY
(UNRECORDED)

EXCEPTION

SEE SHEET 2

S89°36'21"W 317.15'

S89°36'21"W 317.15'

O.R. 5084, PG. 391

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

THIS IS NOT A SURVEY

Curve Table

Curve #	Radius	Delta	Arc	Chord	Bearing
C1	275.00'	11°15'20"	54.02'	53.94'	N04°56'40"E
C2	225.00'	20°33'41"	80.74'	80.31'	N00°17'30"E
C3	275.00'	09°18'21"	44.66'	44.62'	N05°20'10"W
C4	275.00'	11°15'20"	54.02'	53.94'	N04°56'40"E
C5	225.00'	20°33'41"	80.74'	80.31'	N00°17'30"E
C6	275.00'	09°18'21"	44.66'	44.62'	N05°20'10"W
C7	55.00'	255°31'27"	245.29'	86.96'	S52°55'22"E
C8	25.00'	75°31'21"	32.95'	30.62'	S37°04'41"W
C9	25.00'	89°54'53"	39.23'	35.33'	S45°38'26"E
C10	125.00'	59°02'52"	128.82'	123.20'	S61°04'26"E
C11	25.00'	90°00'00"	39.27'	35.36'	S76°33'01"E
C12	25.00'	90°00'00"	39.27'	35.36'	S13°26'59"W
C13	413.50'	11°15'34"	81.26'	81.13'	S25°55'14"E
C14	513.50'	09°40'07"	86.65'	86.55'	S15°27'23"E
C15	1413.50'	05°46'01"	142.27'	142.21'	S07°44'19"E
C16	186.50'	22°17'10"	72.54'	72.09'	S15°59'53"E
C17	175.00'	41°11'21"	125.81'	123.11'	S06°32'48"E
C18	125.00'	75°33'28"	164.84'	153.15'	S51°49'37"W
C19	125.00'	89°42'40"	195.72'	176.33'	N45°32'20"W
C20	225.00'	11°15'20"	44.20'	44.13'	N04°56'40"E
C21	275.00'	20°33'41"	98.69'	98.16'	N00°17'30"E
C22	225.00'	09°18'21"	36.54'	36.50'	N05°20'10"W
C23	225.00'	11°15'20"	44.20'	44.13'	N04°56'40"E
C24	275.00'	20°33'41"	98.69'	98.16'	N00°17'30"E
C25	225.00'	09°18'21"	36.54'	36.50'	N05°20'10"W
C26	25.00'	90°15'22"	39.38'	35.43'	N44°26'42"E
C27	75.00'	58°52'37"	77.07'	73.72'	S60°59'19"E
C28	363.50'	11°15'34"	71.43'	71.32'	S25°55'14"E
C29	463.50'	09°40'07"	78.22'	78.12'	S15°27'23"E
C30	1363.50'	05°46'01"	137.24'	137.18'	S07°44'19"E
C31	236.50'	22°17'10"	91.99'	91.41'	S15°59'53"E
C32	125.00'	41°11'21"	89.86'	87.94'	S06°32'48"E
C33	75.00'	75°33'28"	98.90'	91.89'	S51°49'37"W
C34	75.00'	89°42'40"	117.43'	105.80'	N45°32'20"W

GENERAL NOTES:

1. BEARINGS ARE BASED UPON THE WESTERLY LINE OF SECTION 16, SAID LINE BEING THE EAST LINE OF COUNTRYWALK, AS RECORDED IN MAP BOOK 63, PAGES 64 THROUGH 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AS BEING N00°41'00"W ACCORDING TO SAID PLAT OF COUNTRYWALK.
2. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
3. THIS SKETCH AND DESCRIPTION IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SKETCH AND DESCRIPTION AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SKETCH AND DESCRIPTION THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED THE DIGITAL AND/OR RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SKETCH AND DESCRIPTION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
6. THIS SKETCH AND DESCRIPTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
7. THIS IS NOT A BOUNDARY SURVEY.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV – 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

THIS IS NOT A SURVEY

DESCRIPTION: Coquina Crossings Phase IV – 50' Ingress / Egress Easement

A 50 foot in width tract of land being a portion of a parcel of land as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and hereon after being called 50 foot Ingress/Egress Easement and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence along the West line of said Section 16, North 00°41'00" West, said line being the East line of Countrywalk according to the plat thereof, as recorded in Map Book 63, pages 64 through 75 of said Public Records, 210.44 feet; thence departing said West line, North 89°19'00" East, 86.50 feet to the POINT OF BEGINNING of the 50 foot Ingress/Egress Easement described herein.

Thence North 00°41'00" West, 291.21 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 11°15'20", an arc length of 54.02 feet and a chord bearing and distance of North 04°56'40" East, 53.94 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 20°33'41", an arc length of 80.74 feet and a chord bearing and distance of North 00°17'30" East, 80.31 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 09°18'21", an arc length of 44.66 feet and a chord bearing and distance of North 05°20'10" West, 44.62 feet to the point of tangency; thence North 00°41'00" West, 234.47 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 11°15'20", an arc length of 54.02 feet and a chord bearing and distance of North 04°56'40" East, 53.94 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 20°33'41", an arc length of 80.74 feet and a chord bearing and distance of North 00°17'30" East, 80.31 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 09°18'21", an arc length of 44.66 feet and a chord bearing and distance of North 05°20'10" West, 44.62 feet to the point of tangency; thence North 00°41'00" West, 1026.57 feet to a point on a curve concave to the Southwest, having a radius of 55.00 feet; thence southeasterly along the arc of said curve, a central angle of 255°31'27", an arc length of 245.29 feet and a chord bearing and distance of South 52°55'22" East, 86.96 feet to the point of reverse curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 75°31'21", an arc length of 32.95 feet and a chord bearing and distance of South 37°04'41" West, 30.62 feet; thence South 00°41'00" East, 684.65 feet to the point of a curve concave Northeast; thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°54'53", an arc length of 39.23 feet and a chord bearing and distance of South 45°38'26" East, 35.33 feet to the point of tangency to the point of reverse curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 59°02'52", an arc length of 128.82 feet and a chord bearing and distance of South 61°04'26" East, 123.20 feet; thence South 31°33'01" East, 268.80 feet to the point of a curve concave North; thence easterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing and distance of South 76°33'01" East, 35.36 feet to the point of tangency; thence North 58°26'59" East, 255.46 feet; thence South 31°33'01" East, 50.00 feet; thence South 58°26'59" West, 255.46 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing and distance of South 13°26'59" West, 35.36 feet to the point of tangency; thence South 31°33'01" East, 106.17 feet to the point of a curve concave Southwest; thence southeasterly along the arc of said curve, having a radius of 413.50 feet, a central angle of 11°15'34", an arc length of 81.26 feet and a chord bearing and distance of South 25°55'14" East, 81.13 feet to the point of tangency; thence South 20°17'27" East, 80.74 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 513.50 feet, a central angle of 09°40'07", an arc length of 86.65 feet and a chord bearing and distance of South 15°27'23" East, 86.55 feet to the point of tangency; thence South 10°37'20" East, 53.60 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 1413.50 feet, a central angle of 05°46'01", an arc length of 142.27 feet and a chord bearing and distance of South 07°44'19" East, 142.21 feet to the point of tangency; thence South 04°51'19" East, 126.62 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 186.50 feet, a central angle of 22°17'10", an arc length of 72.54 feet and a chord bearing and distance of South 15°59'53" East, 72.09 feet to the point of tangency; thence South 27°08'28" East, 63.07 feet to the point of a curve concave West;

(CONTINUED ON NEXT PAGE)

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV – 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

THIS IS NOT A SURVEY

DESCRIPTION (CONTINUED FROM PREVIOUS PAGE)

thence southerly along the arc of said curve, having a radius of 175.00 feet, a central angle of 41°11'21", an arc length of 125.81 feet and a chord bearing and distance of South 06°32'48" East, 123.11 feet to the point of tangency; thence South 14°02'53" West, 165.63 feet to the point of a curve concave Northwest; thence southwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 75°33'28", an arc length of 164.84 feet and a chord bearing and distance of South 51°49'37" West, 153.15 feet to the point of tangency; thence South 89°36'21" West, 317.15 feet to the point of a curve concave Northeast; thence northwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 89°42'40", an arc length of 195.72 feet and a chord bearing and distance of North 45°32'20" West, 176.33 feet to the point of tangency and the POINT OF BEGINNING of the 50 foot Ingress/Egress Easement herein described.

Less and except that tract of land being a portion of those lands as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and hereon after being called Exception and being more particularly described as follows:

Commence at the Southwest corner of said Section 16; thence North 00°41'00" West, said line being the East line of Countrywalk according to the plat thereof, as recorded in Map Book 63, pages 64 through 75 of said Public Records, 210.44 feet; thence departing said West line, North 89°19'00" East, 136.50 feet to the POINT OF BEGINNING of the Exception described herein.

Thence North 00°41'00" West, 291.21 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 11°15'20", an arc length of 44.20 feet and a chord bearing and distance of North 04°56'40" East, 44.13 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 20°33'41", an arc length of 98.69 feet and a chord bearing and distance of North 00°17'30" East, 98.16 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 09°18'21", an arc length of 36.54 feet and a chord bearing and distance of North 05°20'10" West, 36.50 feet to the point of tangency; thence North 00°41'00" West, 234.47 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 11°15'20", an arc length of 44.20 feet and a chord bearing and distance of North 04°56'40" East, 44.13 feet to the point of tangency; thence North 10°34'20" East, 54.81 feet to the point of a curve concave West; thence northerly along the arc of said curve, having a radius of 275.00 feet, a central angle of 20°33'41", an arc length of 98.69 feet and a chord bearing and distance of North 00°17'30" East, 98.16 feet to the point of tangency; thence North 09°59'21" West, 84.94 feet to the point of a curve concave East; thence northerly along the arc of said curve, having a radius of 225.00 feet, a central angle of 09°18'21", an arc length of 36.54 feet and a chord bearing and distance of North 05°20'10" West, 36.50 feet to the point of tangency; thence North 00°41'00" West, 164.47 feet to the point of a curve concave Southeast; thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°15'22", an arc length of 39.38 feet and a chord bearing and distance of North 44°26'42" East, 35.43 feet to the point of tangency to the point of compound curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 58°52'37", an arc length of 77.07 feet and a chord bearing and distance of South 60°59'19" East, 73.72 feet; thence South 31°33'01" East, 474.98 feet to the point of a curve concave Southwest; thence southeasterly along the arc of said curve, having a radius of 363.50 feet, a central angle of 11°15'34", an arc length of 71.43 feet and a chord bearing and distance of South 25°55'14" East, 71.32 feet to the point of tangency; thence South 20°17'27" East, 80.74 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 463.50 feet, a central angle of 09°40'07", an arc length of 78.22 feet and a chord bearing and distance of South 15°27'23" East, 78.12 feet to the point of tangency; thence South 10°37'20" East, 53.60 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 1363.50 feet, a central angle of 05°46'01", an arc length of 137.24 feet and a chord bearing and distance of South 07°44'19" East, 137.18 feet to the point of tangency; thence South 04°51'19" East, 126.62 feet to the point of a curve concave East; thence southerly along the arc of said curve, having a radius of 236.50 feet, a central angle of 22°17'10", an arc length of 91.99 feet and a chord bearing and distance of South 15°59'53" East, 91.41 feet to the point of tangency; thence South 27°08'28" East, 63.07 feet to the point of a curve concave West; thence southerly along the arc of said curve, having a radius of 125.00 feet, a central angle of 41°11'21", an arc length of 89.86 feet and a chord bearing and distance of South 06°32'48" East, 87.94 feet to the point of tangency; thence South 14°02'53" West, 165.63 feet to the point of a curve concave Northwest; thence southwesterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 75°33'28", an arc length of 98.90 feet and a chord bearing and distance of South 51°49'37" West, 91.89 feet to the point of tangency; thence South 89°36'21" West, 317.15 feet to the point of a curve concave Northeast; thence northwesterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 89°42'40", an arc length of 117.43 feet and a chord bearing and distance of North 45°32'20" West, 105.80 feet to the point of tangency and the POINT OF BEGINNING of the Exception herein described.

Said lands situated, lying and being in St. Johns County, Florida.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWELVE (12) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWELVE (12) SHEETS.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV – 50' INGRESS/EGRESS EASEMENT



BARTRAM TRAIL SURVEYING, INC.

6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991

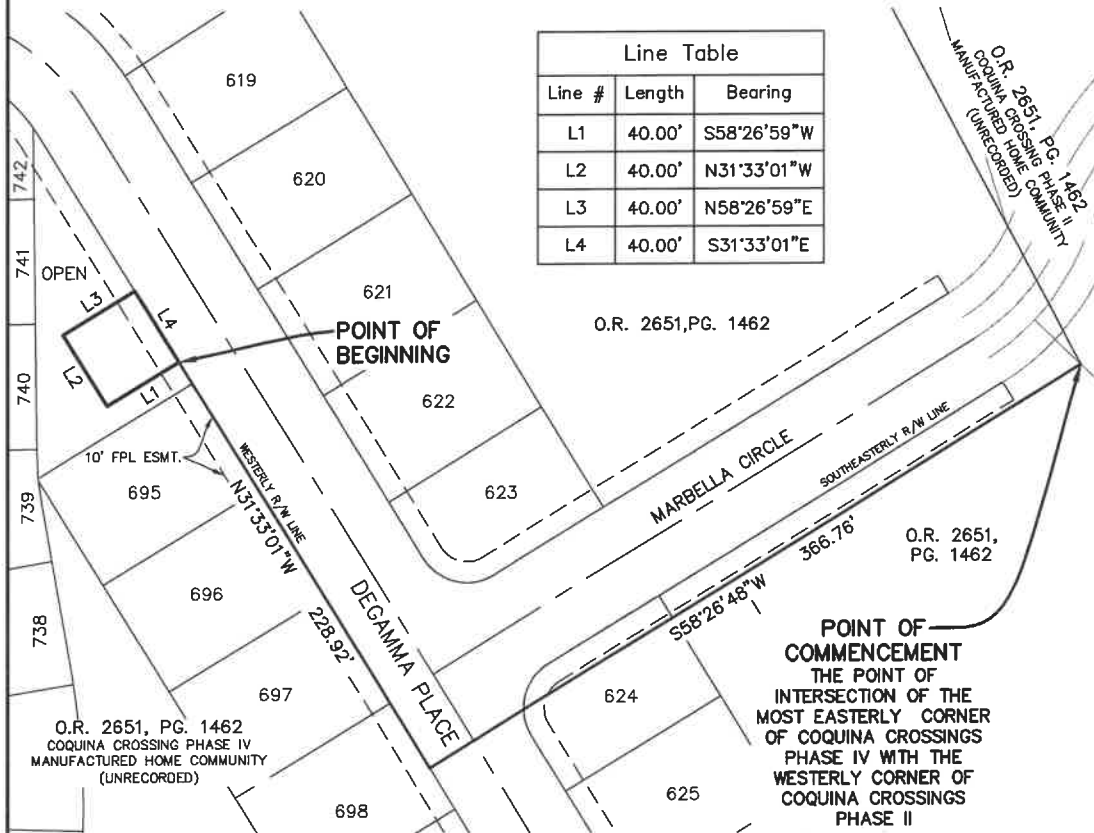


COPYRIGHT
© 2025

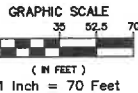
F:\IP25\Stratagem Partners LLC - 2611-25-001 - 50' Ingress-Egress Easmt.dwg

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



Line Table		
Line #	Length	Bearing
L1	40.00'	S58°26'59"W
L2	40.00'	N31°33'01"W
L3	40.00'	N58°26'59"E
L4	40.00'	S31°33'01"E



DESCRIPTION: Coquina Crossings Phase IV Lift Station Easement

A tract of land being a portion of a parcel of land as described in Official Records Book 2651, page 1462 of the Public Records of St. Johns County, Florida; and lying in Section 16, Township 8 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

Commence at the point of intersection of the most easterly corner of Coquina Crossings Phase IV with the westerly corner of Coquina Crossings Phase II; thence departing said corner, South 58°26'48" West, along a line that runs parallel to the southeasterly right-of-way line of Marbella Circle (a 50 foot right-of-way), 366.76 feet to a point on the westerly right-of-way line of Degamma Place (a 50 foot right-of-way); thence North 31°33'01" West, along said westerly right-of-way line, 228.92 feet to the POINT OF BEGINNING of the tract of land described herein.

Thence departing said westerly right-of-way line, South 58°26'59" West, 40.00 feet; thence North 31°33'01" West, 40.00 feet; thence North 58°26'59" East, 40.00 feet to a point on aforesaid westerly right-of-way line; thence South 31°33'01" East, along said westerly right-of-way line, 40.00 feet to the POINT OF BEGINNING of tract of land herein described.

Said lands situated, lying and being in St. Johns County, Florida.

STRATAGEM PARTNERS LLC

COQUINA CROSSINGS PHASE IV - LIFT STATION EASEMENT

SCALE 1" = 70'	DATE 12/05/2025	DRAWN LAS	CALCD LAS	CHECKED TPH
JOB No. 2611-25-001	SECTION 16	TOWNSHIP 8 SOUTH	RANGE 29 EAST	

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS
6848 CATHEDRAL OAK PARKWAY, STE. # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



COPYRIGHT
© 2025

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code, and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

THOMAS P. HUGHES, JR.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA # 1577607
CERTIFICATE OF AUTHORIZATION No. LB 6991

F:\UD25\Stratagem Partners LLC - 2611-25-001 - Coquina Crossings Phase IV - Lift Station Easement

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

PROJECT: Coquina Crossing Phase 4

MHC Coquina Crossing LLC, Two North Riverside Plaza, Ste 800
Owners Name and Address, (the "Seller") Chicago, IL 60606

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 15 of June, 2026.

WITNESS:

Wilda Charles

Witness Signature

Wilda Charles

Witness Print Name

OWNER:

Monsie Clemmey

Owner Signature

Monsie Clemmey

Owner Print Name

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 15 day of June, 2026, by

Monsie Clemmey as Regional Vice President for MHC Coquina Crossing LLC.

Susan L. Kowal

Notary Public

My Commission Expires: 10/12/2027

X Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Coquina Crossings Phase 4

Contractor: Grovin

Developer: ELS

	UNIT	QUANTITY	UNIT COST	TOTAL COST
--	------	----------	-----------	------------

Water Mains (Size, Type & Pipe Class)

8in DR-18	LF	5100	\$ 50.10	\$ 255,510.00
6in DR-18	LF	100	\$ 94.20	\$ 9,420.00
1in PE	LF	4400	\$ 14.10	\$ 62,040.00

Water Valves & Fittings (Size and Type)

8in gate valve	Ea	9	\$ 2,340.00	\$ 21,060.00
6in gate valve	Ea	9	\$ 1,412.00	\$ 12,708.00
8x8x6 Tee	Ea	8	\$ 834.00	\$ 6,672.00
8x8x8 Tee	Ea	2	\$ 834.00	\$ 1,668.00
8x6 Reducer	Ea	1	\$ 594.00	\$ 594.00
8in MJ 45	Ea	11	\$ 594.00	\$ 6,534.00
8in MJ 22.5	Ea	2	\$ 594.00	\$ 1,188.00

Hydrants Assembly (Size and Type)

6in fire hydrant assembly w/ GV	Ea	9	\$ 6,120.00	\$ 55,080.00
---------------------------------	----	---	-------------	--------------

Sevices (Size and Type)

Lift station water service 1in	Ea	1	\$ 4,200.00	\$ 4,200.00
1in single water service	Ea	10	\$ 1,158.00	\$ 11,580.00
1in double water service	Ea	61	\$ 1,974.00	\$ 120,414.00

Total Water System Cost	\$	568,668.00
-------------------------	----	------------

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - SEWER				
Project Name:	Coquina Crossings Phase 4			
Contractor:	Grovin			
Developer:	ELS			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4in DR-18 C900	LF	683	\$ 22.80	\$ 15,572.40
Sewer Valves (Size and Type)				
4in gate valve double disc	Ea	3	\$ 1,866.00	\$ 5,598.00
Gravity Mains (Size, Type & Pipe Class)				
8in SDR26	LF	4425	\$ 34.80	\$ 153,990.00
6in SDR35	LF	5880	\$ 21.60	\$ 127,008.00
Laterals (Size and Type)				
6in Gravity Sewer Service	EA	130	\$ 1,130.00	\$ 146,900.00
Manholes (Size and Type)				
Sewer manholes (4ft type C)	EA	2	\$ 9,000.00	\$ 18,000.00
Sewer manholes 4ft (type A)	EA	19	\$ 9,000.00	\$ 171,000.00
Sewer manholes (junction)	EA	2	\$ 9,000.00	\$ 18,000.00
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum	1	384,000.00	\$ 384,000.00
Total Sewer System Cost			\$	1,040,068.40

Exhibit "C" to the Resolution



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

\$1,608,736.40

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

06/10/2026

to

MHC COQUINA CROSSING, L.L.C.

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Coquina Crossing P 4

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 officer on this 10 day of June, 2026.

WITNESS:

Witness Signature

Print Witness Name

STATE OF Florida

COUNTY OF Alachua

CONTRACTOR:

Lienor's Signature

Print Lienor's Name

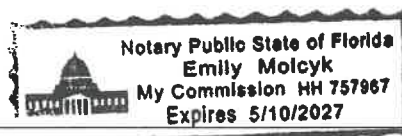
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by

Kye Elliott as Owner for
Grovin Farms LLC

Emily Molcyk
Notary Public

My Commission Expires: 05/10/2027

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - WATER				
Project Name:	Coquina Crossings Phase 4			
Contractor:	Grovin			
Developer:	ELS			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8in DR-18	LF	5100	\$ 50.10	\$ 255,510.00
6in DR-18	LF	100	\$ 94.20	\$ 9,420.00
1in PE	LF	4400	\$ 14.10	\$ 62,040.00
Water Valves & Fittings (Size and Type)				
8in gate valve	Ea	9	\$ 2,340.00	\$ 21,060.00
6in gate valve	Ea	9	\$ 1,412.00	\$ 12,708.00
8x8x6 Tee	Ea	8	\$ 834.00	\$ 6,672.00
8x8x8 Tee	Ea	2	\$ 834.00	\$ 1,668.00
8x6 Reducer	Ea	1	\$ 594.00	\$ 594.00
8in MJ 45	Ea	11	\$ 594.00	\$ 6,534.00
8in MJ 22.5	Ea	2	\$ 594.00	\$ 1,188.00
Hydrants Assembly (Size and Type)				
6in fire hydrant assembly w/ GV	Ea	9	\$ 6,120.00	\$ 55,080.00
Sevices (Size and Type)				
Lift station water service 1in	Ea	1	\$ 4,200.00	\$ 4,200.00
1in single water service	Ea	10	\$ 1,158.00	\$ 11,580.00
1in double water service	Ea	61	\$ 1,974.00	\$ 120,414.00
Total Water System Cost				\$ 568,668.00

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

Project Name:	Coquina Crossings Phase 4			
Contractor:	Grovin			
Developer:	ELS			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4in DR-18 C900	LF	683	\$ 22.80	\$ 15,572.40
Sewer Valves (Size and Type)				
4in gate valve double disc	Ea	3	\$ 1,866.00	\$ 5,598.00
Gravity Mains (Size, Type & Pipe Class)				
8in SDR26	LF	4425	\$ 34.80	\$ 153,990.00
6in SDR35	LF	5880	\$ 21.60	\$ 127,008.00
Laterals (Size and Type)				
6in Gravity Sewer Service	EA	130	\$ 1,130.00	\$ 146,900.00
Manholes (Size and Type)				
Sewer manholes (4ft type C)	EA	2	\$ 9,000.00	\$ 18,000.00
Sewer manholes 4ft (type A)	EA	19	\$ 9,000.00	\$ 171,000.00
Sewer manholes (junction)	EA	2	\$ 9,000.00	\$ 18,000.00
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum	1	384,000.00	\$ 384,000.00
			Total Sewer System Cost	\$ 1,040,068.40

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

Date: 06/09/2026
Project Title: Coquina Crossing IV
FROM: Grovin Farms LLC
Contractor's Name
Address: 5910 Hampton Street
Melrose, FL 32666

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:

Kye Elliott

Print Contractor's Name

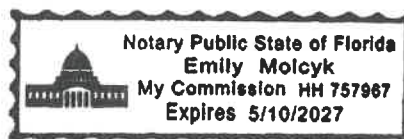

Contractor's Signature

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 9 day of June, 2026, by
Kye Elliott as Owner for
Grovin Farms LLC dba Grovin Construction

Emily Molcyk
Notary Public
My Commission Expires: 05/10/2027

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

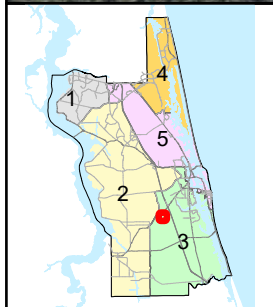
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 23, 2026
SUBJECT: Coquina Crossing Phase IV (ASBULT 2026000021)

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 Coquina Crossing Phase IV.

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: 8/5/2026

Coquina Crossing Phase IV
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.