4	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 29, 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 Schedule of Values, Release of Lien and Warranty associated with the water and sewer systems to serve Smyrna Ready Mix Concrete.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

Smyrna Ready Mix Concrete, LLC., has executed and presented an Easement for Utilities associated with the water and sewer systems and a Bill of Sale with Schedule of Values conveying all personal property associated with the water and sewer system to serve Smyrna Ready Mix Concrete. Florida Roads Contracting LLC., has executed and presented a Final Release of Lien and Warranty for work performed at Smyrna Ready Mix Concrete. St. Johns 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, Bill of Sale with Schedule of Values, Release of Lien and Warranty associated with the water and sewer systems to serve Smyrna Ready Mix Concrete

For Administration Use Only:
Legal: Lex Taylor 11/17/2026 **OMB: LF 11/17/2026** **Admin: JDD 11/17/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE WITH SCHEDULE OF VALUES, RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE SMYRNA READY MIX CONCRETE.

RECITALS

WHEREAS, Smyrna Ready Mix Concrete, LLC., a Tennessee limited liability company, has executed and presented an Easement for Utilities associated with the water and sewer systems, attached hereto as Exhibit "A", and 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 system to serve Smyrna Ready Mix Concrete; and

WHERERAS, Florida Roads Contracting, LLC., a Florida limited liability company, has executed and presented a Final Release of Lien and Warranty for work performed at Smyrna Ready Mix Concrete, 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: _____
Ann Taylor, Chair

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

By: _____
Deputy Clerk

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 6th day of October 6, 2020 by Smyrna Ready Mix Concrete, LLC, with an address of 133 Industry Place, St. Augustine, FL 32095, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA,** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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, alien, 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 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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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 and foundations, footing 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 and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

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

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

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

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 law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

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.

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

Signed, sealed and delivered
In the presence of:

Witness

Alysia L Hulshof
Print Name

Witness

Tonya Frames
Print Name

By: _____
Its: CEO

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of October, 2020, by Jeff Hollingshead as CEO for SRM Concrete, LLC.

CYNTHIA L. DUTTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Cynthia L. Dutton
Notary Public
My Commission Expires: 3-6-2024

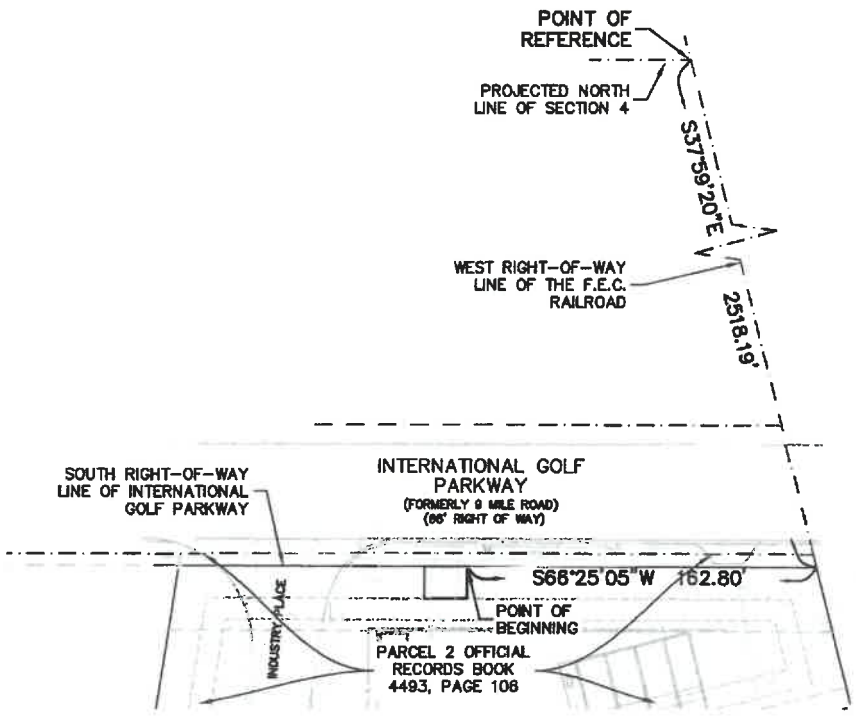
Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

MAP SHOWING SKETCH OF SMYRNA READY MIX CONCRETE, LLC

UTILITY EASEMENT

A PART OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA
(SEE SHEET 2 FOR LEGAL DESCRIPTION)



GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND:
N.T.S. = NOT TO SCALE
R/W = RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
(D) = DEED

SITE PLAN
SHEET 1 OF 2

STANDARD NOTES:
BEARING STRUCTURE BASED ON THE DEED BEARING OF S66°25'05"W
ALONG THE INTERNATIONAL GOLF PARKWAY

BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED 12-7-18 FOR ST. JOHNS COUNTY, COMMUNITY NO. 12109C, PANEL NO. 0195J.

LANDMARK SURVEYORS, INC.
SURVEYING BUSINESS NUMBER 7775
4630 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254
(904) 384-7855 FAX 384-4885

CONSTRUCTION LAYOUT * AS BUILTS
SURVEYING AND MAPPING * GPS SERVICES

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SKETCH: 9/30/2020

WO # 3889
F.B. N/A PG. N/A
FILE # SEE FILE
SCALE: 1"= 60'

THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION	DATE	DESCRIPTION

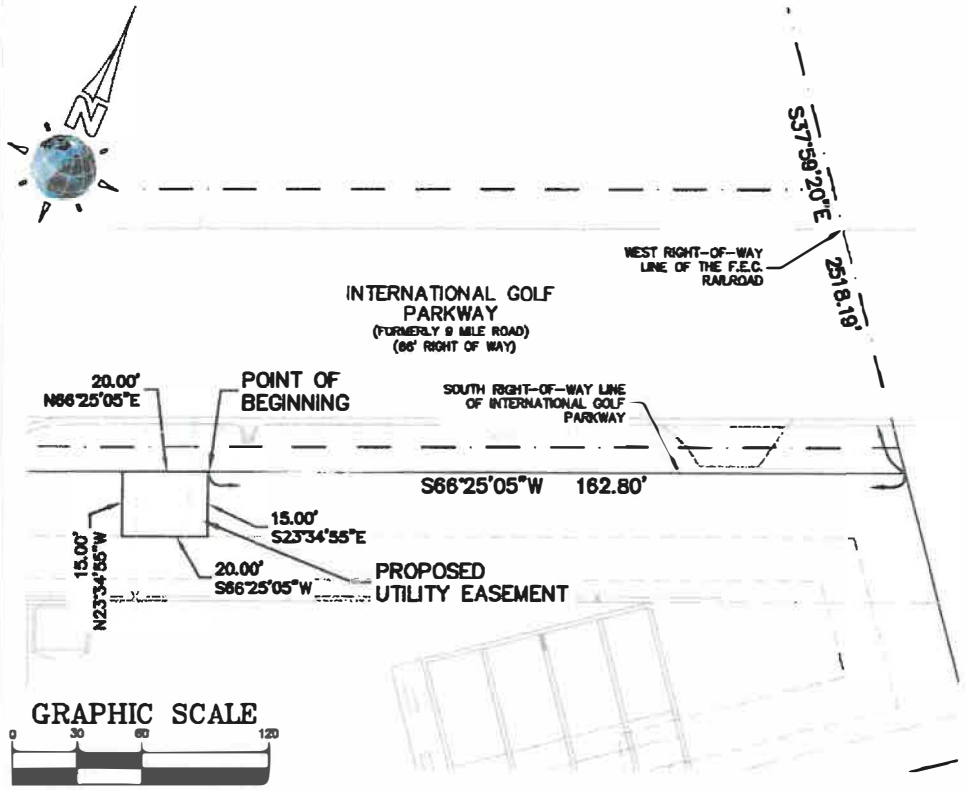
HAROLD W. MOORE
FLORIDA REGISTRATION NUMBER 4253

MAP SHOWING SKETCH OF
SMYRNA READY MIX CONCRETE, LLC
UTILITY EASEMENT

A PART OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE
29 EAST, ST. JOHNS COUNTY, FLORIDA

A PART OF PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 4493, PAGE 108, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE RIGHT OF WAY LINE OF THE F.E.C. RAILROAD AND THE PROJECTED NORTH LINE OF SAID SECTION 4; THENCE SOUTH 37°59'20" EAST (ASSUMED) ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 2518.19 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 66°25'05" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 162.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°34'55" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 66°25'05" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 23°34'55" WEST A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 66°25'05" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;



GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 60 ft.

SHEET 2 OF 2

STANDARD NOTES:
BEARING STRUCTURE BASED ON THE DEED BEARING OF S66°25'05"W
ALONG THE INTERNATIONAL GOLF PARKWAY

BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED 12-7-18 FOR ST. JOHNS COUNTY, COMMUNITY NO. 1210GC, PANEL NO. 0195J.

LANDMARK SURVEYORS, INC.
SURVEYING BUSINESS NUMBER 7775
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254
(904) 384-7855 FAX 384-4666
CONSTRUCTION LAYOUT • AS BUILTS
SURVEYING AND MAPPING • GPS SERVICES

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SKETCH: 9/30/2020

WO # 3889
F.B. N/A PG. N/A
FILE # SEE FILE
SCALE: 1"= 60'

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REVISION	DATE	DESCRIPTION

HAROLD W. MOORE
FLORIDA REGISTRATION NUMBER 4253

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

PROJECT: SMYRA READY MIX - IGP

SMYRNA READY MIX CONCRETE, LLC 1000 HOLLINGSHEAD CIRCLE MURFREESBORO, TN 37129
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 31 of October, 20 26.

WITNESS:

Lacie Young
Witness Signature

Lacie Young
Witness Print Name

OWNER:

Owner Signature

Jeff Hollingshead
Owner Print Name

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 31 day of October, 20 26, by JEFF HOLLINGSHEAD who is CEO for Smyrna Ready Mix Concrete, LLC. Such person is personally known to me or has produced _____ as identification.

JULIE B. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Julie B Wilson
Notary Public
My Commission Expires: 10-20-30

St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Smyrna Ready Mix Concrete, LLC.

Contractor: Florida Roads Contracting, LLC

Developer: Owner / Smyrna Ready Mix Concrete

	UNIT	QUANITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR-11 Drill	LF	60	$ 78.00	$ 4,680.00
2" Poly Tubing	LF	20	$ 4.26	$ 85.10
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	$ 555.50	$ 555.50
2" Tapping Valve	Ea	1	$ 750.00	$ 750.00
2" Isolation Check Valve	Ea	1	$ 340.00	$ 340.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Laterals (Size and Type)				
	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		$ 6,410.60

St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Smyrna Ready Mix Concrete, LLC.

Contractor: Florida Roads Contracting, LLC

Developer: Owner / Smyrna Ready Mix Concrete

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" SDR 9	LF	12	$ 40.00	$ 480.00
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
12" x 2" Tapping Sleevwe & Valve	Ea	1	$ 906.00	$ 906.00
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
			$ -	$ -
			$ -	$ -
Sevices (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			$ -	$ -
		Total Water System Cost		$ 1,386.00

Exhibit "C" to the Resolution

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum Seven thousand, seven hundred ninety-six dollars and sixty cents hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 2/18/21 of Smyrna Ready Mix Concrete to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Smyrna Ready Mix Concrete, LLC

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 18 of FEB, 2021.

WITNESS:

John Peiffer
Witness Signature

John Peiffer
Print Witness Name

OWNER:

Lori Hicks
Lienor's Signature

Lori Hicks
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ ☑ physical presence or ☐ online notarization, this 18 day of FEBRUARY, ~~2020~~ 2021, by LORI HICKS as SECRETARY for FLORIDA ROADS CONTRACTING, LLC.

Genon Erdel
Notary Public
My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced

Notary Public State of Florida
Genon Erdel
My Commission GG 239311
Expires 07/26/2022

St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Smyrna Ready Mix Concrete, LLC.

Contractor: Florida Roads Contracting, LLC

Developer: Owner / Smyrna Ready Mix Concrete

	UNIT	QUANITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
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	LF		$ -	$ -
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	LF		$ -	$ -
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2" Tapping Valve	Ea	1	$ 750.00	$ 750.00
2" Isolation Check Valve	Ea	1	$ 340.00	$ 340.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Laterals (Size and Type)				
	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		$ 6,410.60

St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Smyrna Ready Mix Concrete, LLC.

Contractor: Florida Roads Contracting, LLC

Developer: Owner / Smyrna Ready Mix Concrete

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" SDR 9	LF	12	$ 40.00	$ 480.00
	LF		$ -	$ -
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12" x 2" Tapping Sleevwe & Valve	Ea	1	$ 906.00	$ 906.00
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	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
			$ -	$ -
			$ -	$ -
Sevices (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			$ -	$ -
		Total Water System Cost		$ 1,386.00

Exhibit "D" to the Resolution

WARRANTY
UTILITY IMPROVEMENTS

Date: 2/16/21
Project Title: Smyrna ready Mix Concrete, LLC.
St. Johns County, Florida

FROM: Florida Roads Contracting, LLC.
10439 Alta Drive
Jacksonville, FL 32225

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:

Lori Hicks
Contractor's Signature

Lori Hicks
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ ☑ physical presence or ☐ online notarization, this 18 day of FEBRUARY, 2021 ~~2020~~, by JOHN PEIFFER as PROJECT MANAGER for FLORIDA ROADS CONTRACTING, LLC.

Genon Erdel
Notary Public
My Commission Expires: 7/26/2022

Notary Public State of Florida
Genon Erdel
My Commission GG 239311
Expires 07/26/2022

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

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager

FROM: Melissa Caraway, Utility Review Coordinator

DATE: November 3, 2026

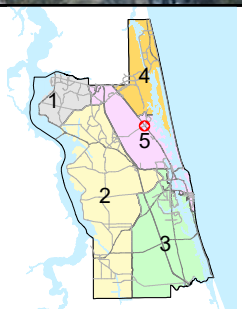
SUBJECT: Smyrna Ready Mix Concrete

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 Smyrna Ready Mix Concrete.

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: 11/5/2026

Smyrna Ready Mix Concrete

Easement for Utilities, Bill of Sale, Release of Lien & Warranty

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

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy .The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.