

## **RESOLUTION NO. R-01-2026**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ACCEPTING OWNERSHIP OF CERTAIN PARKING LOT AND STORMWATER FACILITY IMPROVEMENTS FOR GUSTAFSON REGIONAL PARK IN THE ROOKERY PHASE 1 SUBDIVISION, FROM D.R. HORTON, INC - JACKSONVILLE; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the undeveloped land of the Rookery Phase 1 Subdivision, a Planned Unit Development ("PUD") is owned by D.R. Horton, Inc. - Jacksonville ("Owner") and a portion of said PUD is properly platted under local law; and

**WHEREAS**, Owner has completed certain parking lot and stormwater facility improvements for Gustafson Regional Park attached hereto ("Improvements") which are ready to be conveyed to the City for ownership and maintenance; and

**WHEREAS**, the City is willing to accept ownership and maintenance of said Improvements; and

**WHEREAS**, Owner has submitted the City Location Maps for the Specified Area, As-Built Drawings of the Parking Lot and Stormwater Facility for the Specified Area, and Cost Analysis of the Improvements; and

**WHEREAS**, the City has inspected the road improvements in the Specified Area and examined the above listed items submitted by Owner and found them acceptable.

### **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS AS FOLLOWS:**

**SECTION 1.** That the City hereby accepts ownership and maintenance of Owner's parking lot and stormwater facility improvements for Gustafson Regional Park in the Rookery Phase 1 Subdivision As-built plans set forth in Exhibit A; and.

**SECTION 2.** That the City hereby releases the performance bond set forth in Exhibit B; and

**SECTION 3.** That the City hereby accepts a 3-year maintenance bond by the Owner pursuant to the specifications set forth in Exhibit C; and

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 20TH  
DAY OF JANUARY, 2026.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M. Johnson, Mayor

**ATTEST:**

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Erin West, City Clerk

**APPROVED AS TO FORM:**

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L. J. Arnold, III, City Attorney

**EXHIBIT A**  
**MAINTENANCE BOND COST ESTIMATE**



October 9, 2025  
Halff AVO 37756.094

Mike Null  
City Manager  
City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, FL 32043

RE: Gustafson Park  
Maintenance Bond Cost Estimate  
Engineer's Job No. 37756.094

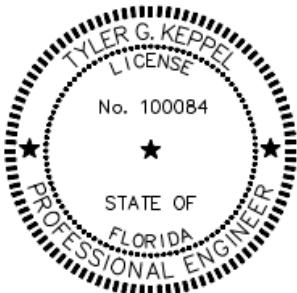
Dear Mr. Null,

Based on the approved Performance Bond Cost Estimate and Electrical SOV, it is our understanding that the required 3-year maintenance bond is based on 15% of the following items:

	Total
Roadway	\$117,110.88
Electrical	\$1,049.60
Subtotal	\$118,160.48
Maintenance Bond (15% of roadway and electrical cost)	\$17,724.07

Sincerely,

Halff Associates, Inc.



This item has been digitally signed and sealed by  
Tyler G. Keppel, PE on the date adjacent to the seal.

Printed Copies of this document are not considered  
signed and sealed and the signature must be verified  
on any electronic copies.

---

Engineers Seal  
Tyler Keppel, PE (FL License # 100084)

**EXHIBIT B**  
**MAINTENANCE BOND**

MAINTENANCE WARRANTY BOND

CITY OF GREEN COVE SPRINGS, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that we, **D.R. HORTON, INC. - JACKSONVILLE**, a Delaware Corporation, as Principal and Arch Insurance Company as Surety, are held and firmly bound unto the **CITY OF GREEN COVE SPRINGS**, as Obligee, in the sum of **Seventeen Thousand Seven Hundred Twenty-Four & 07/100 (\$17,724.07)** Dollars, for the payment of which said Principal and Surety bind themselves, their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by the presents.

WHEREAS, the Principal is the owner and developer of **Gustafson Park – Roadway, Parking Lot, Storm Drainage System – 1755 Pearce Blvd**, located on the property described as Parcel "B" on recorded plat in Book 1 on Pages 31 thru 34 in the public records of Clay County, Florida; and said CITY OF GREEN COVE SPRINGS has agreed that it shall accept certain roadway, parking lot and storm drainage improvements located within City property, for maintenance, provided that the Principal and Surety deliver to the CITY OF GREEN COVE SPRINGS a maintenance warranty bond, guaranteeing said improvements against faulty workmanship and materials, said bond and guarantee to be in full force and effect for a minimum of **three (3) years**, beginning the 18 day of November, 2025 (date of Final Inspection); and this bond shall serve as said maintenance warranty bond; and this bond shall be and remain in full force and effect from its effective date for a minimum period of at least **three (3) years**.

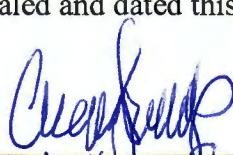
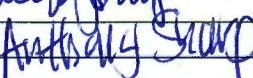
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall fully guaranty, indemnify and save harmless the City of Green Cove Springs from any and all loss, costs, expenses and damages, for any repairs or replacements arising out of defective workmanship or materials in the construction or installation of said improvements, then this obligation shall be null and void; otherwise to be and remain in full force and effect.

Signed, sealed and dated this 3rd day of December, 2025.

WITNESS:

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

PRINCIPAL:

**D.R. HORTON, INC. – JACKSONVILLE**,  
a Delaware corporation

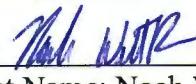
By: 

(Seal)

Philip A. Fremento, Vice President

SURETY:

Arch Insurance Company

By: 

Print Name: Noah William Pierce

Title: Attorney-In-Fact



**MAINTENANCE WARRANTY BOND  
CONTACT INFORMATION**

**Surety:** Arch Insurance Company

Contact Name: Surety Claims

Mailing Address: HARBORSIDE 3, 210 HUDSON STREET, SUITE 600  
JERSEY CITY, NJ 07311

Telephone No.: (201) 743-4000

Fax No.: \_\_\_\_\_

**Bonding Agent:** Willis Towers Watson Southeast, Inc

License Identification No.: W415335

Contact Name: Noah Pierce

Mailing Address: 1120 South Tryon Street, Suite 650  
Charlotte, NC 28203

Telephone Number: 704-344-4871

Fax Number: \_\_\_\_\_

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.**

**POWER OF ATTORNEY**

**Know All Persons By These Presents:**

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Amy R. Waugh, Bryan M. Caneschi, Catherine Thompson, Jynell Whitehead, Noah William Pierce and Rebecca E. Cano of Charlotte, NC (EACH)**

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

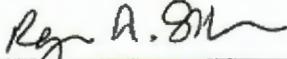
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 29<sup>th</sup> day of July, 2025

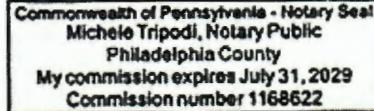
**Attested and Certified**



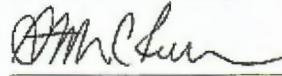
Regan A. Shulman, Secretary

**STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS**

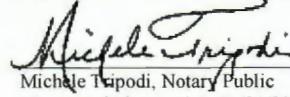
I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



**Arch Insurance Company**



Stephen C. Ruschak, Executive Vice President

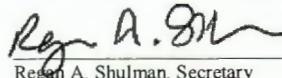


Michele Tripodi, Notary Public  
My commission expires 07/31/2029

**CERTIFICATION**

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated July 29, 2025** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 3rd day of December, 2025.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

**Arch Insurance Company Claims Department**

**Surety Claims**

**P.O. Box 542033**

**Omaha, NE 68154**

**[suretyclaims@archinsurance.com](mailto:suretyclaims@archinsurance.com)**



**To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com). Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.**

**EXHIBIT C**  
**MAINTENANCE BOND COST ESTIMATE VALUE OF ROADWAY &**  
**STORM DRAINAGE SYSTEM**

# AIA® Document G702™ – 1992

## Application and Certificate for Payment

<b>TO CONTRACTOR:</b> DR. Horton 4220 Race Track Road St Johns FL 32259	<b>PROJECT:</b> Gustafson Park CR 15A Green Cove Springs, FL 32043	<b>APPLICATION NO:</b> 24149-CO005-007	<b>Distribution to:</b>
<b>FROM SUBCONTRACTOR:</b> Jax Dirtworks Inc 310 Mealy Dr Atlantic Beach FL 32233	<b>ENGINEER:</b> HALFF 9995 Gate Parkway North Suite 200 Jacksonville, FL 32246	<b>PERIOD TO:</b> 9/30/2025	<b>OWNER</b> <input type="checkbox"/>
		<b>CONTRACT FOR:</b>	<b>ARCHITECT</b> <input checked="" type="checkbox"/>
		<b>CONTRACT DATE:</b> 2/7/2025	<b>CONTRACTOR</b> <input type="checkbox"/>
		<b>PROJECT NOS:</b>	<b>FIELD</b> <input type="checkbox"/>
			<b>Jacksonville</b> <input type="checkbox"/>

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

<b>1. ORIGINAL CONTRACT SUM</b> .....	\$ 464,467.05
<b>2. NET CHANGE BY CHANGE ORDERS</b> .....	\$0.00
<b>3. CONTRACT SUM TO DATE (LINE 1±2)</b> .....	\$ 464,467.05
<b>4. TOTAL COMPLETED &amp; STORED TO DATE (Column G on G703)</b> .....	\$ 452,083.30

#### 5. RETAINAGE:

a. 10% of Completed Work (Column D + E on G703: \$452,083.30 ) =	\$45,208.33
b. % of Stored Material (Column F on G703: \$0.00 ) =	\$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)..... \$45,208.33

<b>6. TOTAL EARNED LESS RETAINAGE</b> ..... (Line 4 Less Line 5 Total)	\$ 406,874.97
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT</b> ..... (Line 6 from prior Certificate)	\$ 384,471.64
<b>8. CURRENT PAYMENT DUE</b> .....	\$ 22,403.33

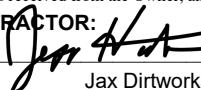
#### 9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 Less Line 6) \$ 57,592.08

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

#### CONTRACTOR:

By:  Date: 9/30/2025

Jax Dirtworks Inc.

### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

#### AMOUNT CERTIFIED .....

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

#### ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

# AIA® Document G702™ – 1992

## Continuation Sheet

AIA Document, G702-1992, Application and Certification for Payment, or G736-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:  
APPLICATION DATE:  
PERIOD TO:  
ARCHITECT'S PROJECT NO:

24149-CO005-007

9/25/2025

9/30/2025

A	B	C	D	E	F	G	H	I	
#	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
001	General Conditions	\$ 21,822.75	\$ 19,413.44	\$ 2,409.31		\$21,822.75	100%	\$ 0.00	\$ 2,182.27
002	Erosion Control	\$ 28,027.54	\$ 28,027.54	\$ -		\$28,027.54	100%	\$ -	\$ 2,802.75
003	Clearing	\$ 39,861.02	\$ 39,861.02	\$ -		\$39,861.02	100%	\$ -	\$ 3,986.10
004	Earthwork	\$ 50,040.07	\$ 50,040.07	\$ -		\$50,040.07	100%	\$ -	\$ 5,004.01
005	Stormwater Management Construction	\$ 69,393.83	\$ 69,393.83	\$ -		\$69,393.83	100%	\$ -	\$ 6,939.38
006	Sod	\$ 53,543.97	\$ 46,659.11	\$ 6,884.86		\$53,543.97	100%	\$ -	\$ 5,354.40
007	Roadway & Parking	\$ 91,300.59	\$ 76,383.29	\$ 14,917.30		\$91,300.59	100%	\$ -	\$ 9,130.06
008	Storm Drainage	\$ 25,810.29	\$ 25,268.49	\$ 170.28		\$25,438.77	99%	\$ 371.52	\$ 2,543.88
009	Potable Water System	\$ 41,631.56	\$ 35,290.05	\$ 170.28		\$35,460.33	85%	\$ 6,171.23	\$ 3,546.03
010	Reuse Water System	\$ 29,039.98	\$ 24,762.47	\$ 170.28		\$24,932.75	86%	\$ 4,107.23	\$ 2,493.28
011	Sanitary Sewer System	\$ 13,995.44	\$ 12,091.40	\$ 170.28		\$12,261.68	88%	\$ 1,733.76	\$ 1,226.17
ORIGINAL CONTRACT AMOUNT		\$ 464,467.05	\$ 427,190.71	\$ 24,892.59		\$452,083.30	97%	\$ 12,383.75	\$ 45,208.33
CHANGE ORDERS									
TOTAL CHANGE ORDERS		\$ -	\$ -	\$ -	\$ -	\$0.00	0%	\$ -	\$ -
GRAND TOTAL		\$ 464,467.05	\$ 427,190.71	\$ 24,892.59	\$ -	\$452,083.30		\$ 12,383.75	\$ 45,208.33

**EXHIBIT D**  
**SOV ELECTRIC**

## Developer Contribution - Schedule of Values - Electric

PROJECT NAME	Rookery - Gustafson Park			DATE	9/24/2025	
DEVELOPER/OWNER	DR Horton, Inc. - Jacksonville			COUNTY	Clay	
CONTRACTOR	Adkins Electric					
CONTRACTOR ADDRESS	10477	NEW KINGS RD				
	Jacksonville, FL 32219			PREPARED BY	Tom Allen	
				CONTRACTOR PHONE	904-765-1622	

Asset	Size	Type	Quantity (Foot or Each)	Material Unit Cost	GCSE Furnished Material (Yes/No) If yes mark cost as 0	Owner Furnished Material (Yes/No)	Grand Total \$
CONDUIT 366	1"	SCHED 40, PVC (Plate UC1)	20	\$ 1.18	No	Yes	\$ 23.60
	2"	SCHED 40, PVC (Plate UC2)	450	\$ 2.28	No	Yes	\$ 1,026.00
	2.5"	SCHED 40, PVC (Plate UC3)					\$ -
	4"	SCHED 40, PVC (Plate UC4)					\$ -
	6"	SCHED 40, PVC (Plate UC6)					\$ -
						Total =	\$ 1,049.60
SECONDARY SERVICE BOXES & MANHOLES 366	ALL	SECONDARY SERVICE BOX					\$ -
	36"X60"X36"	FIBERGLASS-PVC (SET-PVC-MH)					\$ -
	ALL	HAND HOLE BOXES					\$ -
	6'X9'	PRECAST CONCRETE (SET-6X9*U)					\$ -
	6'X12'	PRECAST CONCRETE (SET-6X12*U)					\$ -
						Total =	\$ -
TRANSFORMER PADS 368	43"X54"	SINGLE PHASE (UPD1)	1		Yes	No	\$ -
	6'X8'	3 PHASE (UPD2P)					\$ -
	8'X8'	3 PHASE (UPD3P)					\$ -
	86"X54"	OPEN-DELTA (UPD5)					\$ -
	7'X7'	SWITCH PIT (UPD11)					\$ -
						Total =	\$ -

GRAND TOTAL = \$ 1,049.60

I do hereby affirm that this document and the project "As Built" accurately reflects what has been installed.

Shane Ricci  
Developer's Signature (Same as on LOI)

Date: 9 / 24 / 2025

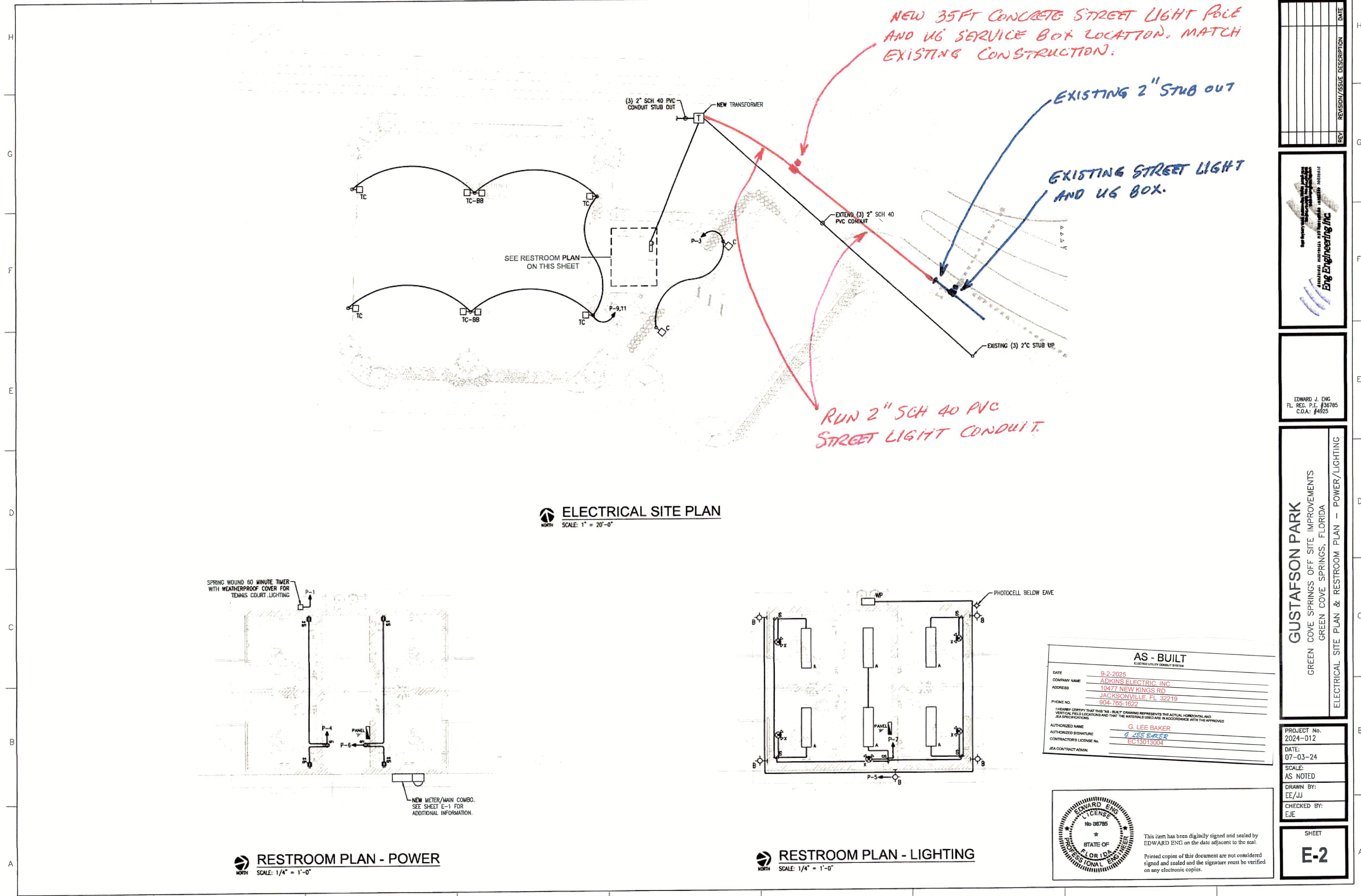
Shane Ricci  
Print Name

Green Cove Springs Acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

Manager Signature

**EXHIBIT E**  
**AS-BUILTS**



**EXHIBIT F**  
**CERTIFICATE OF CONSTRUCTION COMPLETION**

## **CERTIFICATE OF CONSTRUCTION COMPLETION**

**PROJECT: Gustafson Park - Roadway, Parking Lot, Storm Drainage System – 1755 Pearce Blvd**

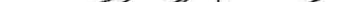
## OWNER'S AFFIDAVIT

I CERTIFY that the work under the above named project, including all appurtenances thereto, has been satisfactorily completed; that all charges or bills for labor or services performed or materials furnished, and other charges against the subcontractors, have been paid in full and in accordance with the terms of the contract; that no liens have attached against the property and improvements of owner; that no notice of intention to claim liens is outstanding; that no suits are pending by reason of work on the project under the contract; that all Worker's Compensation claims have been settled, and that no public liability claims have been settled and that no public liability claims are pending.

Affidavit is made for the purpose of inducing the City of Green Cove Springs to accept said construction for ownership.

**DEVELOPER:**

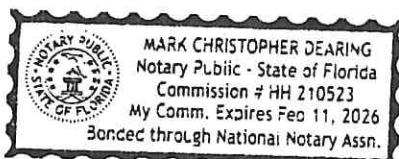
**D.R. HORTON, INC. JACKSONVILLE,  
A Delaware corporation**

By:  (Seal)

Philip A. Fremento, Vice President

STATE OF Florida

COUNTY OF St. Louis



Print Name: \_\_\_\_\_

## Notary Public

State of \_\_\_\_\_ at Large

### My Commission Expires:

**EXHIBIT G**  
**ROOKERY GUSTAFSON PARK P&D**

# PAVING AND DRAINAGE AS BUILT

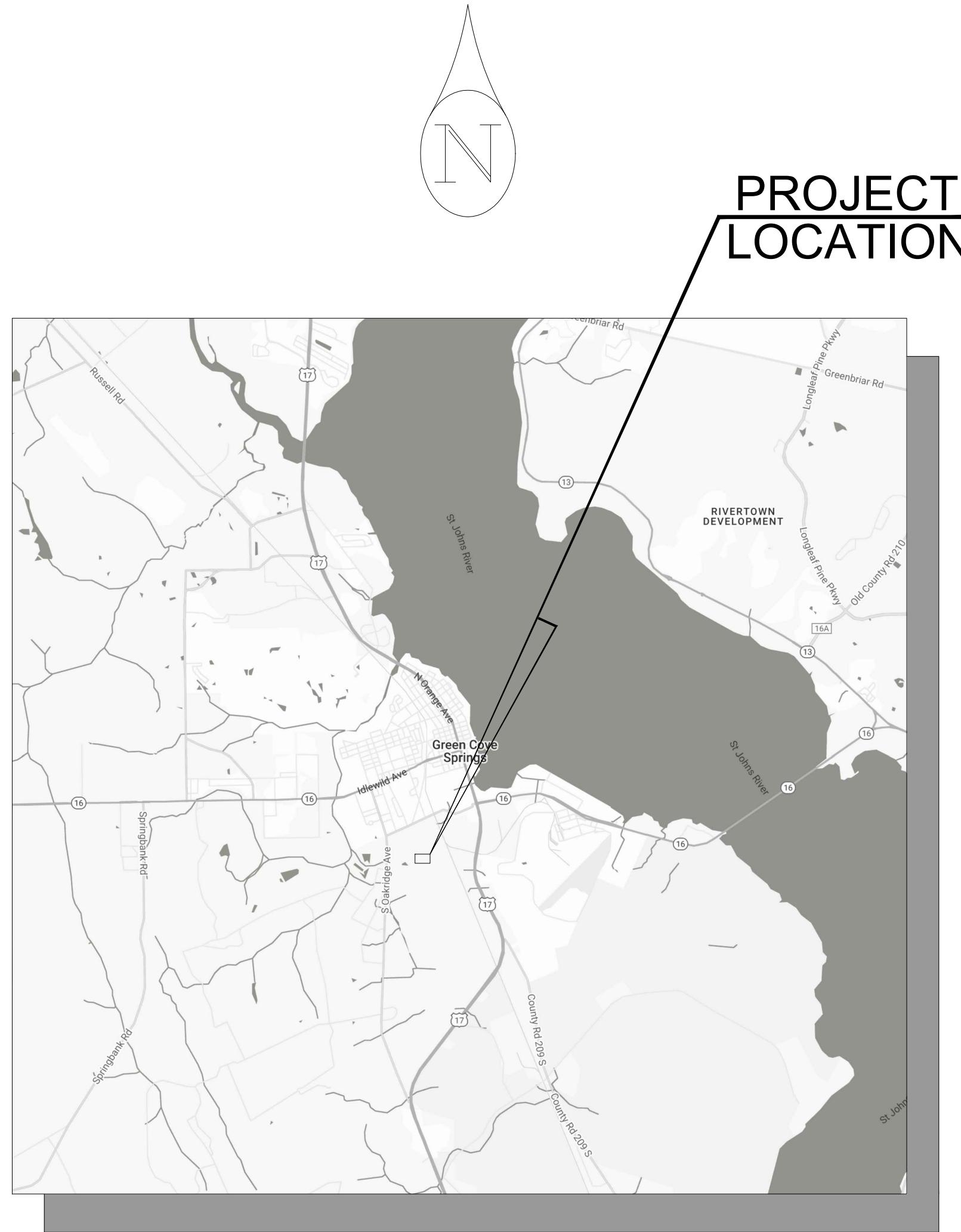
## GUSTAFSON PARK - ROOKERY OFFSITE

### CLAY COUNTY, FLORIDA

SHEET  
1 OF 3

LEGEND:

AB...	AS BUILT
BOP...	BOTTOM OF POND
CL...	CENTERLINE OF PAVEMENT
DR...	DIMENSION RATIO
E...	EASTING
EL...	ELEVATION
EP...	EDGE OF PAVEMENT
HCR...	HANDICAP RAMP
HP...	HIGH DENSITY POLYETHYLENE PIPE
INV...	INVERT
JEA-E...	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
L.F...	LINEAR FEET
LAT...	LATITUDE
LONG...	LONGITUDE
M.J...	MECHANICALLY JOINED
N...	NORTHING
NAVD-88...	NORTH AMERICAN VERTICAL DATUM OF 1988
NW...	NORMAL WATER LINE
ORB...	OFFICIAL RECORDS BOOK
P.B...	PLAT BOOK
PVC...	POLY-VINYL CHLORIDE
RCP...	REINFORCED CONCRETE PIPE
RE ID...	REAL ESTATE IDENTIFICATION
SDR...	STANDARD DIMENSION RATIO
SVMF...	STORM WATER MANAGEMENT FACILITY
TC...	TOP OF CURB
TOB...	TOP OF BANK
T.O.P...	TOP OF PIPE
UDE...	UNOBSTRUCTED DRAINAGE EASEMENT
UDAE...	UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
—STS—	STORM SEWER PIPE
—S—	SANITARY SEWER PIPE
—W—	POTABLE WATER MAIN
—RW—	NON-POTABLE (REUSE) WATER MAIN
—FM—	FIRE MAIN
—UD—	UNDER DRAIN



LOCATION MAP  
(NOT TO SCALE)

SHEET INDEX:

1.....COVER  
2-3.....PAVING AND DRAINAGE AS BUILT

REVISIONS:

PLAN SET WAS APPROVED IN 2023

UTILITY INSTALLATION COMPLETED IN  
2025.

CAD FILE: C:\USERS\JAXDIRTWORKS\PROJECTS\2446 THE ROOKERY PH 2\CAD\AS-BUILT\GUSTAFSON PARK-ROOKERY.GUSTAFSON PARK-ROOKERY.PDF & DWG

DESCRIPTION:

AS-BUILT SURVEY OF GUSTAFSON PARK - ROOKERY OFFSITE PAVING AND DRAINAGE IMPROVEMENTS IMPROVEMENTS.

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND DO NOT CONSTRUE OWNERSHIP.
2. ELEVATIONS SHOWN HEREON ARE BASED ON PROVIDED PLANS BY HALF JOB 037756.094, ELEVATIONS ARE REFERENCED TO N&D "TRAV TP LB3624" ELEV. = 35.85 NAVD 1988.
3. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON APPROVED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
4. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-052 REQUIREMENTS.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. FEATURES SHOWN BY SYMBOL AS INDICATED IN LEGEND ARE NOT TO SCALE.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
8. DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. THE ELECTRONIC IMAGE OF THIS MAP CONTAINS HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN RELATIVE TO STATE PLANE COORDINATE ZONE FLORIDA EAST (NAD83/2011), AS PROVIDED BY CLIENT.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

**CONTRACTOR:**  
**DIRTWORKS**  
310 MEALY DRIVE  
ATLANTIC BEACH, FL 32233  
(904) 683-3124

<b>AS BUILT</b>	<b>AS BUILT</b>
INFORMATION PROVIDED BY:  JAX DIRT WORKS 310 MEALY DRIVE ATLANTIC BEACH, FL 32233 PHONE: (904) 683-3124 EMAIL: customerservice@jaxdirtworks.com	INFORMATION PROVIDED BY: <b>MRE OF JAX, INC.</b> 6005 POWERS AVENUE, SUITE 104 PHONE: (904) 379-6908
I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:	
<input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Water Main <input checked="" type="checkbox"/> Curb & Gutter <input type="checkbox"/> Force Main <input checked="" type="checkbox"/> Storm & Drainage System <input type="checkbox"/> Sanitary Gravity System <input type="checkbox"/> Underdrain <input type="checkbox"/> Lift Station <input checked="" type="checkbox"/> Stormwater Management <input type="checkbox"/> Reuse Main <input type="checkbox"/> Facility	
ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE "AS-BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS PER CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE.	
DATE OF FIELD SURVEY/SURVEY DATE: <i>[Signature]</i>	
SIGNATURE: <i>[Signature]</i> NAME: <i>[Name]</i> FLORIDA REG. LAND SURVEYOR'S NO.: <i>[No]</i>	

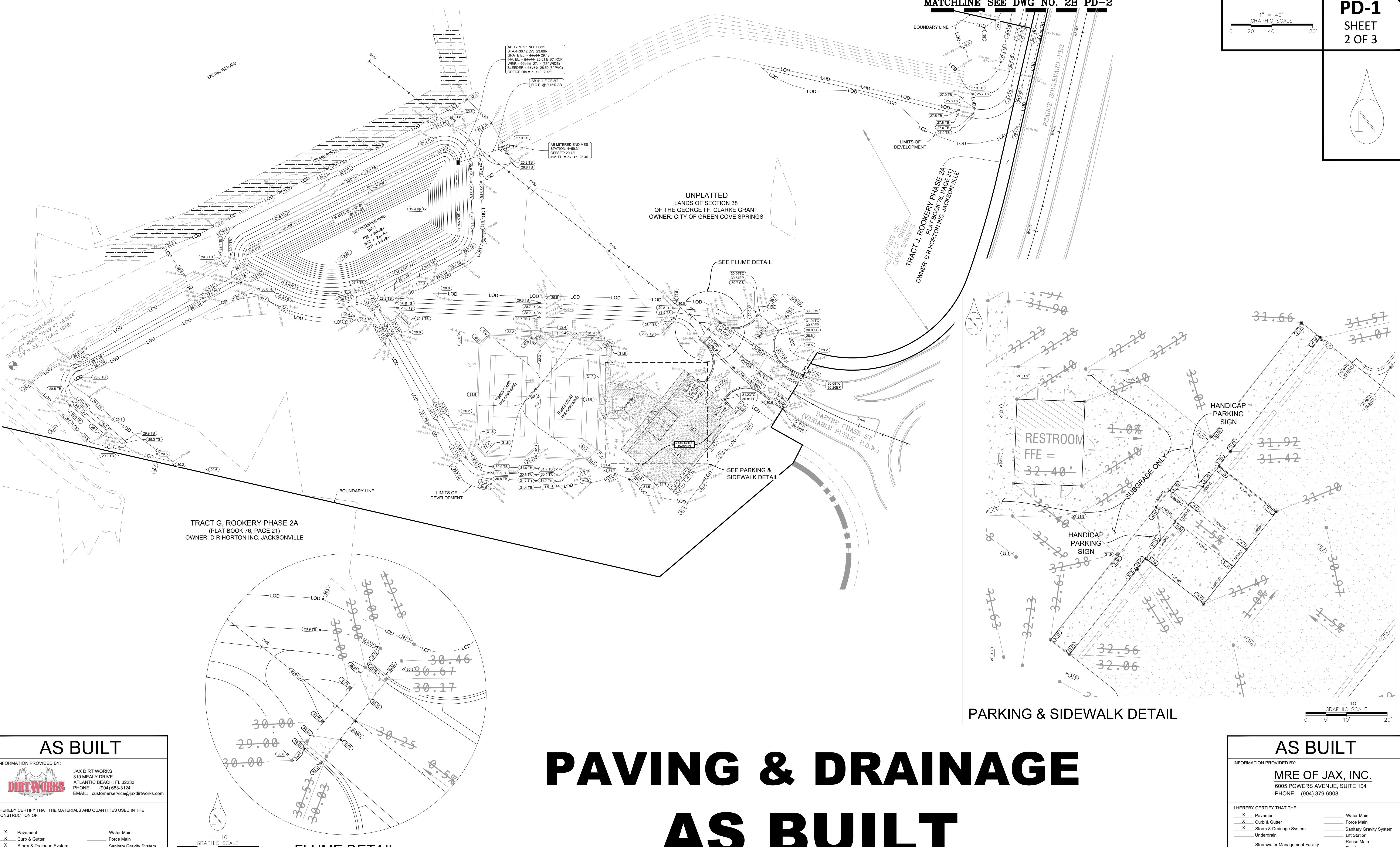
PAVING & DRAINAGE AS BUILT

GUSTAFSON PARK - ROOKERY OFFSITE  
CLAY COUNTY, FLORIDA

C-1

AS BUILT DRAWINGS CERTIFIED TO:  
 • JAX DIRT WORKS  
 • CITY OF GREEN COVE SPRINGS  
 • CODY B. SMITH, PER#1393

INFORMATION PROVIDED BY:  
 MRE OF JAX, INC.  
 6005 POWERS AVENUE, SUITE 104  
 PHONE: (904) 379-6908



# PAVING & DRAINAGE AS BUILT

# AS BUILT

# PAVING & DRAINAGE ASBUILT

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## GUSTAFSON PARK - ROOKERY OFFSITE PAVING AND DRAINAGE IMPROVEMENTS CLAY COUNTY, FLORIDA

## REVISIONS

A large, empty rectangular frame with a black border, occupying the central portion of the page. This frame is likely a placeholder for a figure or diagram that has not been inserted.

AS BUILT DRAWINGS CERTIFIED

- JAX DIRT WORKS
- CITY OF GREEN COVE SPRINGS
- CODY B. SMITH, PE# 81393

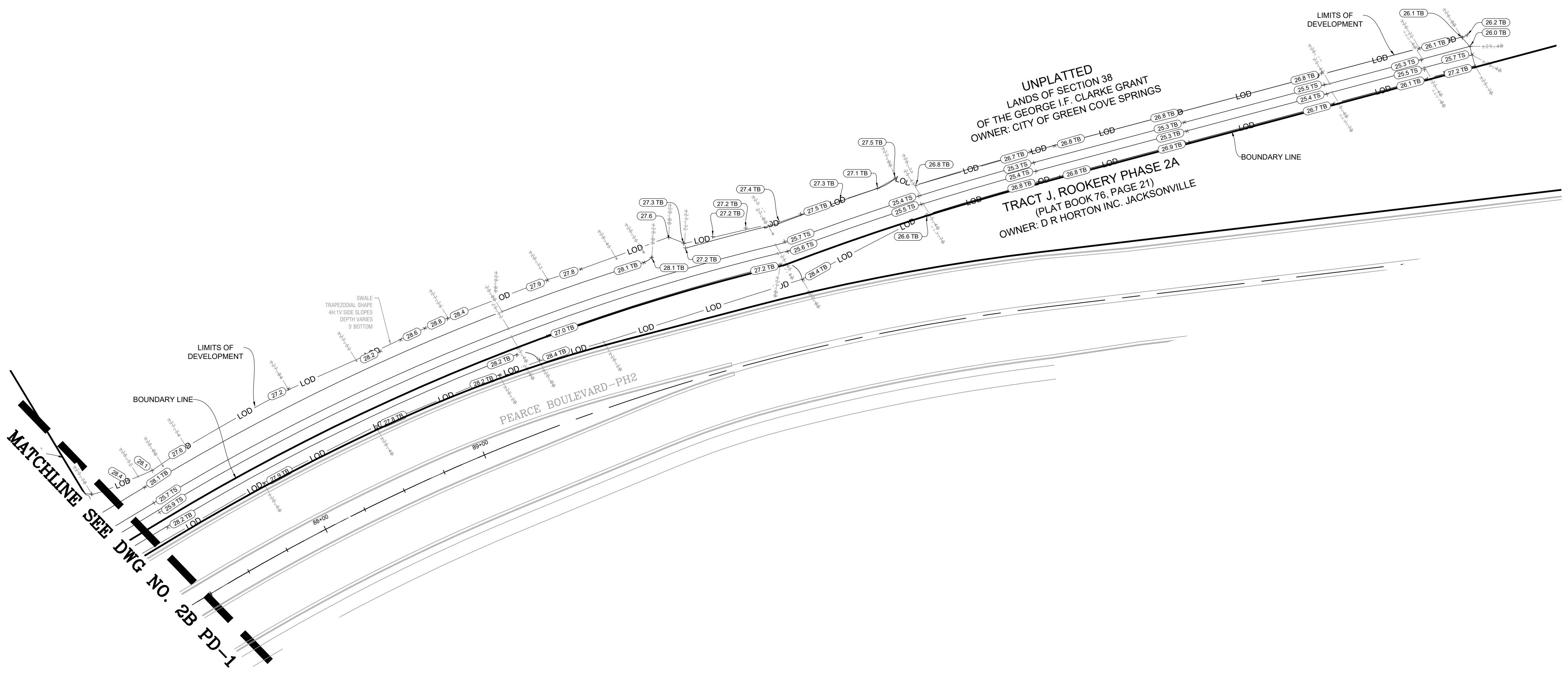
TO: GS	<p>THESE "AS-BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS PER CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE.</p> <p>PARTY CHIEF.....D. THOMPSON .....T. WILLIAMS</p> <p>F.B. ....</p> <p>DRAWN BY.....J. SNYDER CHECKED BY.....S. HOFFMAN SURVEY DATE.....Survey Date</p> <p>DATE OF FIELD SURVEY: SURVEY DATE.</p> <p>SIGNATURE  NAME ROBERT JOHNSON</p> <p>FLORIDA REG. LAND SURVEYOR'S NO: LS7290</p> <p>ROBERT JOHNSON LICENS NUMBER LS7290 PROFESS STATE OF SURVEYOR &amp; MAPPER FLORIDA</p>	
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# PAVING & DRAINAGE AS BUILT

1" = 40'  
GRAPHIC SCALE  
0 20' 40' 80'

PD-2  
SHEET  
3 OF 3

M



## AS BUILT

INFORMATION PROVIDED BY:  
  
**JAX DIRT WORKS**  
 1000 BAYLEY STREET  
 ATLANTIC BEACH, FL 32233  
 PHONE: (904) 683-3124  
 EMAIL: customerservice@jaxdirtworks.com

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:

Pavement      Water Main  
 Curb & Gutter      Force Main  
 Storm & Drainage System      Sanitary Gravity System  
 Underdrain      Lift Station  
 Stormwater Management Facility      Reuse Main  
 Water Main  
 Force Main  
 Sanitary Gravity System  
 Lift Station  
 Reuse Main  
 Drill Logs

ARE IN ACCORDANCE WITH THE APPROVED PLANS, STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE REGULATORY AGENCY.



Contractor's Signature

CUC1225320

Contractor's State License Number

## PAVING & DRAINAGE ASBUILT

REVISIONS

DATE

BY

PLAN SET WAS APPROVED IN 2023

CONSTRUCTION COMPLETED IN -----.

## AS BUILT DRAWINGS CERTIFIED TO:

- JAX DIRT WORKS
- CITY OF GREEN COVE SPRINGS
- CODY B. SMITH, PE# 81393

PARTY CHIEF D. THOMPSON  
 F.B. J. SNYDER  
 DRAWN BY S. HOFFMAN  
 CHECKED BY S. HOFFMAN  
 SURVEY DATE -----  
 Survey Date

STATE OF FLORIDA  
 FLORIDA REG. LAND SURVEYOR'S NO: LS7290  
 SURVEYOR

## AS BUILT

INFORMATION PROVIDED BY:  
**MRE OF JAX, INC.**  
 6005 POWERS AVENUE, SUITE 104  
 PHONE: (904) 379-6908

I HEREBY CERTIFY THAT THE

<input checked="" type="checkbox"/> Pavement	<input type="checkbox"/> Water Main
<input checked="" type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Force Main
<input checked="" type="checkbox"/> Storm & Drainage System	<input type="checkbox"/> Sanitary Gravity System
<input type="checkbox"/> Underdrain	<input type="checkbox"/> Lift Station
<input type="checkbox"/> Stormwater Management Facility	<input type="checkbox"/> Reuse Main
<input type="checkbox"/> Water Main	<input type="checkbox"/> Drill Logs
<input type="checkbox"/> Force Main	
<input type="checkbox"/> Sanitary Gravity System	
<input type="checkbox"/> Lift Station	
<input type="checkbox"/> Reuse Main	
<input type="checkbox"/> Drill Logs	

ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE "AS-BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA, AS PER CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY/SURVEY DATE: -----

ROBERT JOHNSON  
 STATE OF FLORIDA  
 FLORIDA REG. LAND SURVEYOR'S NO: LS7290

**EXHIBIT H**  
**BILL OF SALE**



## City of Green Cove Springs

### Bill of Sale

D.R. Horton, Inc.–Jacksonville, 4220 Race Track Rd, St. Johns, FL 32259, the Seller, in  
Owner Name and Address (Please Print)

consideration of the sum of One Dollar and other valuable consideration received from  
the City of Green Cove Springs, Florida 32043, the Buyer, hereby, on the 18 day of  
November, A.D., 2025 sells to the Buyer the personal property described as:  
Year

Roadway, Parking Lot and Storm Drainage System located within City  
property described as Parcel "B" on recorded plat in Book 1 on Pages 31 thru 34 in  
the public records of Clay County, Florida of Gustafson Park – Tennis Court  
Restrooms – 1755 Pearce Blvd.

Project Name

AND, warrants that the property is free of all encumbrances, that good title to and right  
to sell that property is vested in the Seller, and that the Seller will defend the title  
against the lawful claims of all persons.

WITNESS:

Witness Signature

Owner's Signature

Shane Ricci

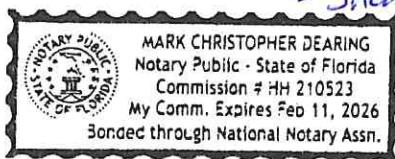
Print Witness Name

Philip A. Fremento, Vice President

Print Owner's Name

STATE OF FLORIDA}  
COUNTY OF DUVAL}

The foregoing instrument was acknowledged before me this 24 day of  
November, 2025 by Philip A. Fremento who is personally known to me and he did  
not take an oath.



Notary Public, State of Florida