

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

Daniel M. Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

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

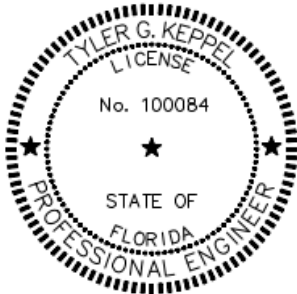
Dear Mr. Null,

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: _____

[Handwritten signature]

[Handwritten signature]

PRINCIPAL:

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

By: _____

Philip A. Fremento, Vice President

[Handwritten signature] (Seal)

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.

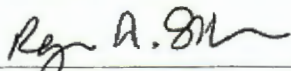
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"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 **29th day of July, 2025**.

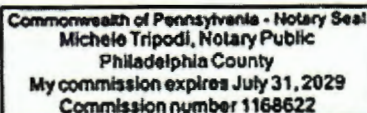
Attested and Certified



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



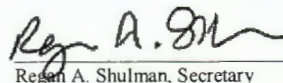
Stephen C. Ruschak, Executive Vice President



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



**To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at 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

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

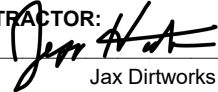
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 464,467.05
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE (LINE 1± 2)	\$ 464,467.05
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 452,083.30
5. RETAINAGE:	
a. <u>10</u> % of Completed Work (Column D + E on G703: \$452,083.30) =	\$45,208.33
b. <u> </u> % 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
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 406,874.97
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 384,471.64
8. CURRENT PAYMENT DUE	\$ 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
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

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:

24149-CO005-007

APPLICATION DATE:

9/25/2025

PERIOD TO:

9/30/2025

ARCHITECT'S PROJECT NO:

A #	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
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
DEVELOPER/OWNER DR Horton, Inc. - Jacksonville
CONTRACTOR Adkins Electric
CONTRACTOR ADDRESS 10477 NEW KINGS RD
Jacksonville, FL 32219

DATE 9/24/2025
COUNTY Clay

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.

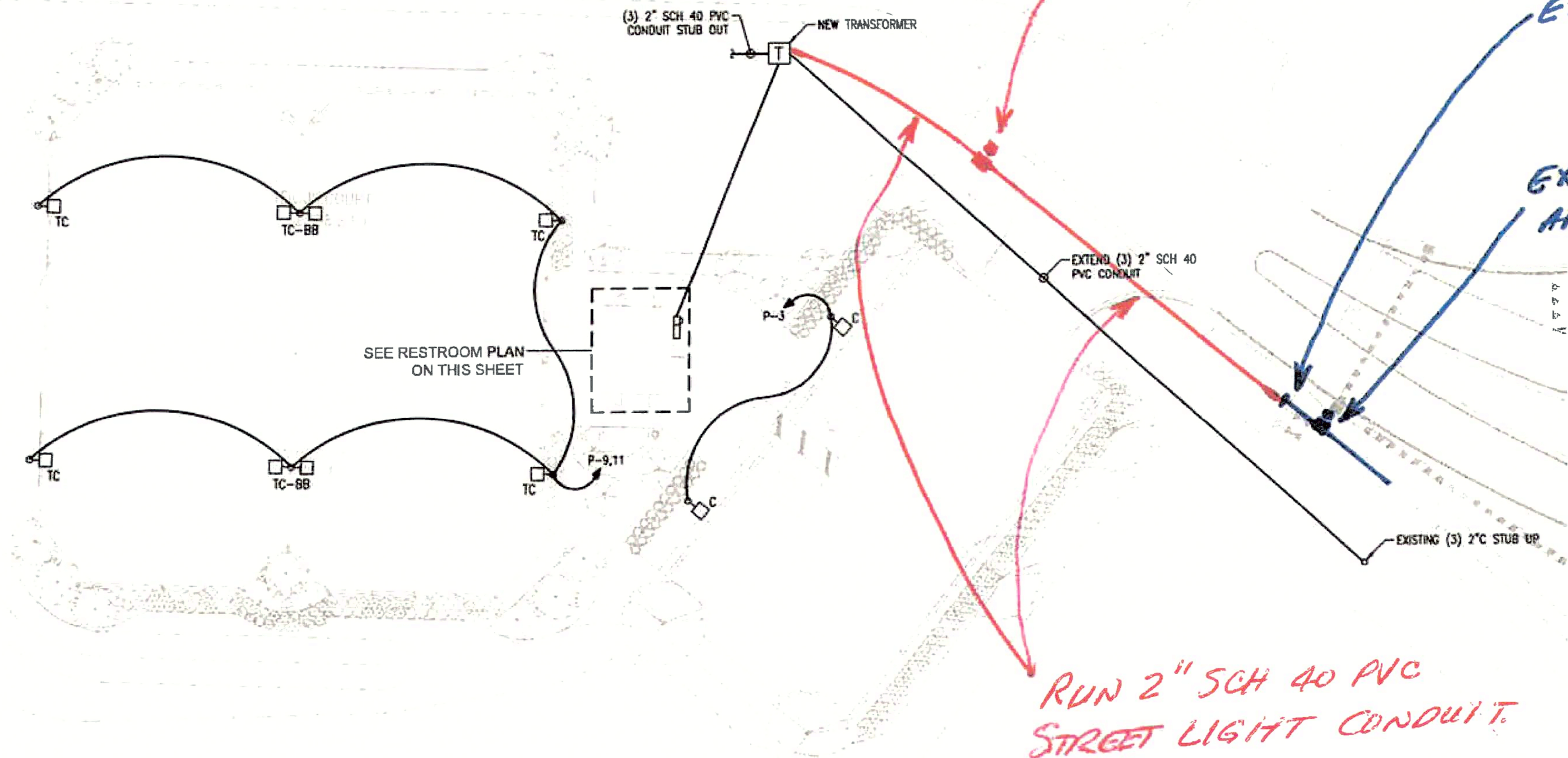
Shane Ricci
Developer's Signature (Same as on LOI)
Shane Ricci
Print Name

Date: 9/24/2025

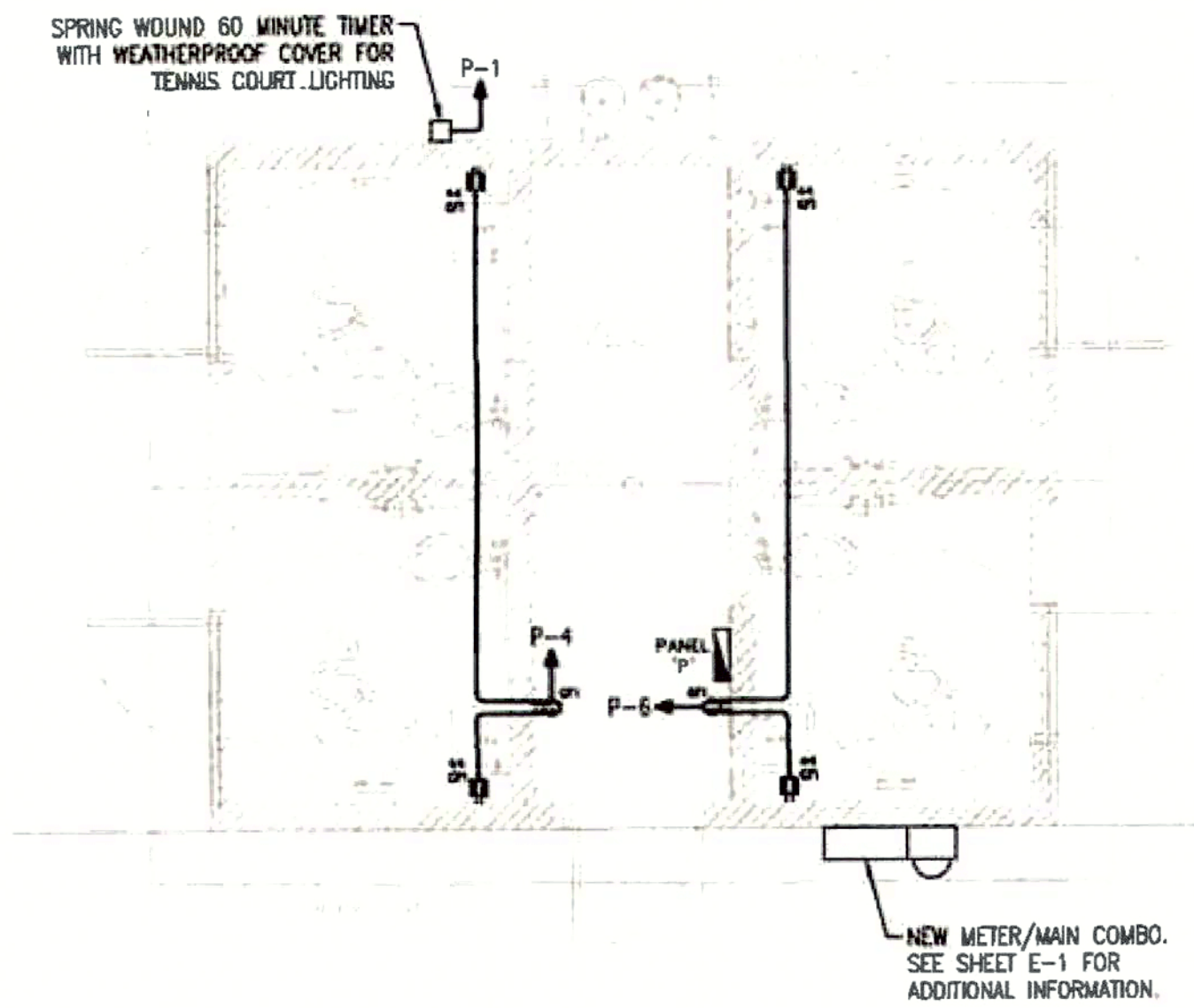
Green Cove Springs Acceptance: _____
Manager Signature

Date: _____

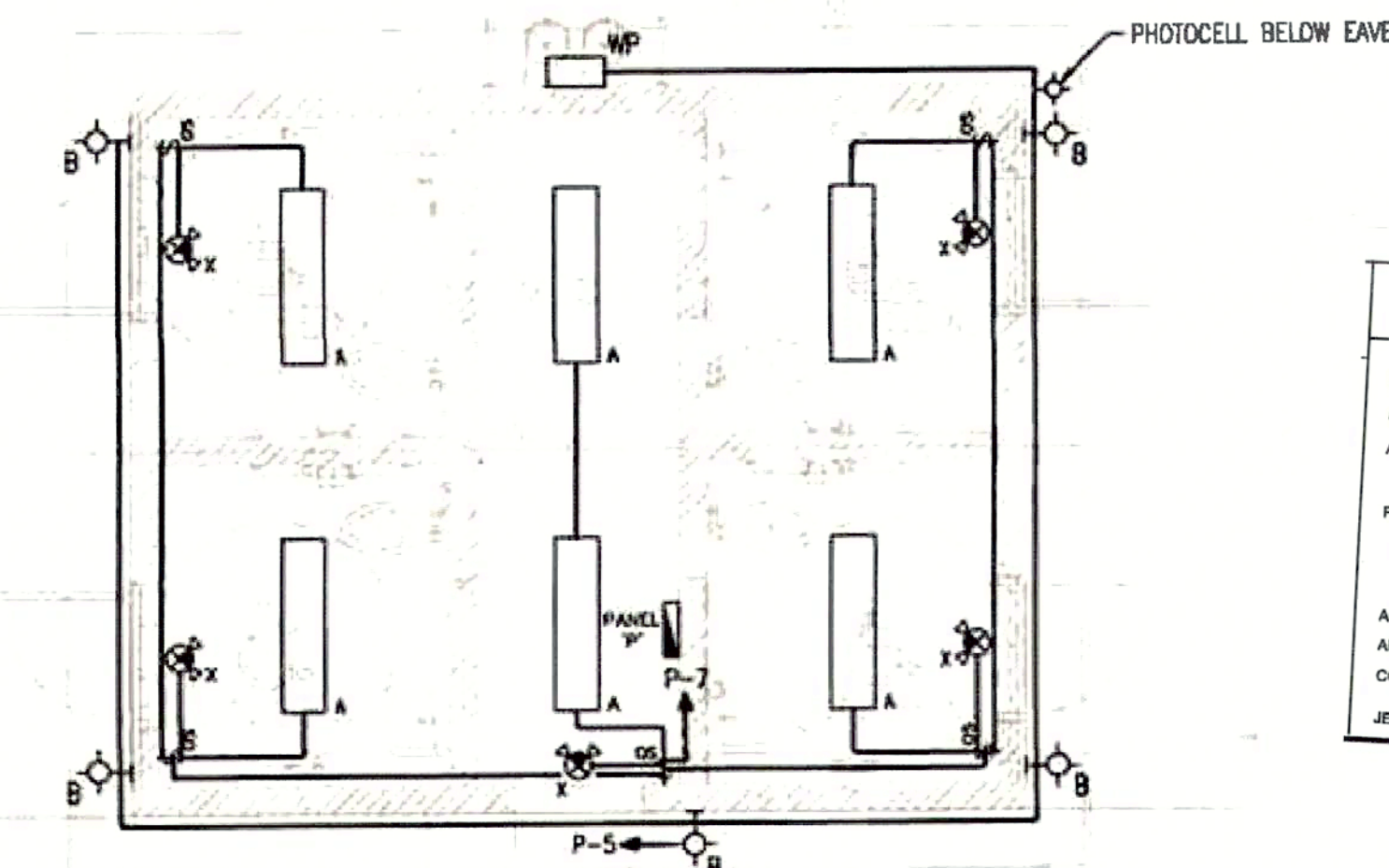
EXHIBIT E
AS-BUILTS



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



RESTROOM PLAN - POWER
SCALE: 1/4" = 1'-0"



RESTROOM PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

AS - BUILT
ELECTRIC UTILITY CONDUIT SYSTEM

DATE: 9-2-2025

COMPANY NAME: ADKINS ELECTRIC, INC.

ADDRESS: 10477 NEW KINGS RD.
JACKSONVILLE, FL 32219

PHONE NO.: 904-785-1622

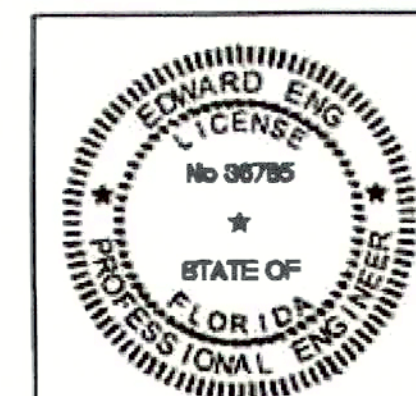
I HEREBY CERTIFY THAT THIS "AS-BUILT" DRAWING REPRESENTS THE ACTUAL HORIZONTAL AND VERTICAL FIELD LOCATIONS AND THAT THE MATERIALS USED ARE IN ACCORDANCE WITH THE APPROVED JEA SPECIFICATIONS.

AUTHORIZED NAME: G. LEE BAKER

AUTHORIZED SIGNATURE: *G. LEE BAKER*

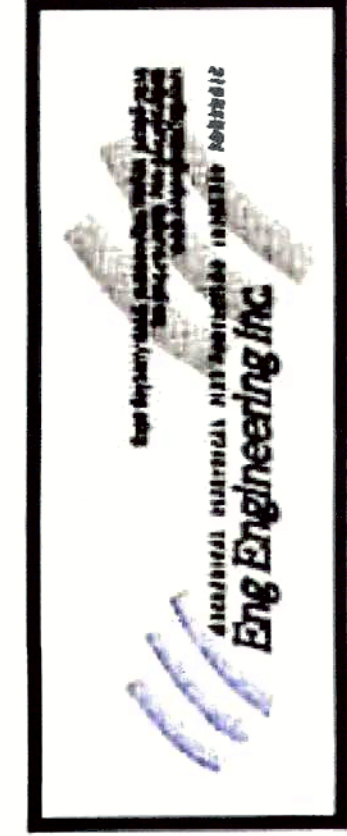
CONTRACTOR'S LICENSE NO.: EC13013004

JEA CONTRACT ADMIN:



This item has been digitally signed and sealed by EDWARD ENG 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.

REV	REVISION/ISSUE	DESCRIPTION	DATE



EDWARD J. ENG
FL REG. P.E. #36785
C.O.A.: #4925

GUSTAFSON PARK
GREEN COVE SPRINGS OFF SITE IMPROVEMENTS
GREEN COVE SPRINGS, FLORIDA

ELECTRICAL SITE PLAN & RESTROOM PLAN - POWER/LIGHTING

PROJECT No. 2024-012

DATE: 07-03-24

SCALE: AS NOTED

DRAWN BY: EE/JJ

CHECKED BY: EJE

SHEET
E-2

EXHIBIT F
CERTIFICATE OF CONSTRUCTION COMPLETION

CERTIFICATE OF CONSTRUCTION COMPLETION

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

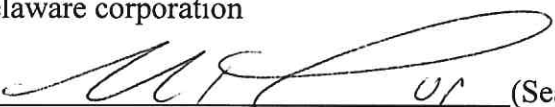
OWNER'S AFFIDAVIT

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

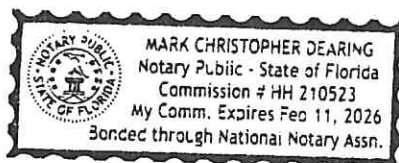
By:  (Seal)

Philip A. Fremento, Vice President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of November 2025, **PHILIP A. FREMENTO** as **VICE PRESIDENT** of **D.R. HORTON, INC.- JACKSONVILLE**, a Delaware corporation on behalf of the company, who is personally known to me or has produced _____, as identification.




Print Name: _____

Notary Public

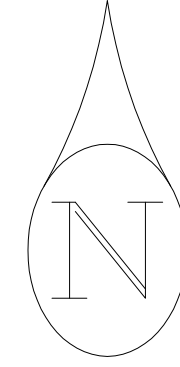
State of _____ at Large

My Commission Expires: _____

EXHIBIT G
ROOKERY GUSTAFSON PARK P&D

GUSTAFSON PARK - ROOKERY OFFSITE

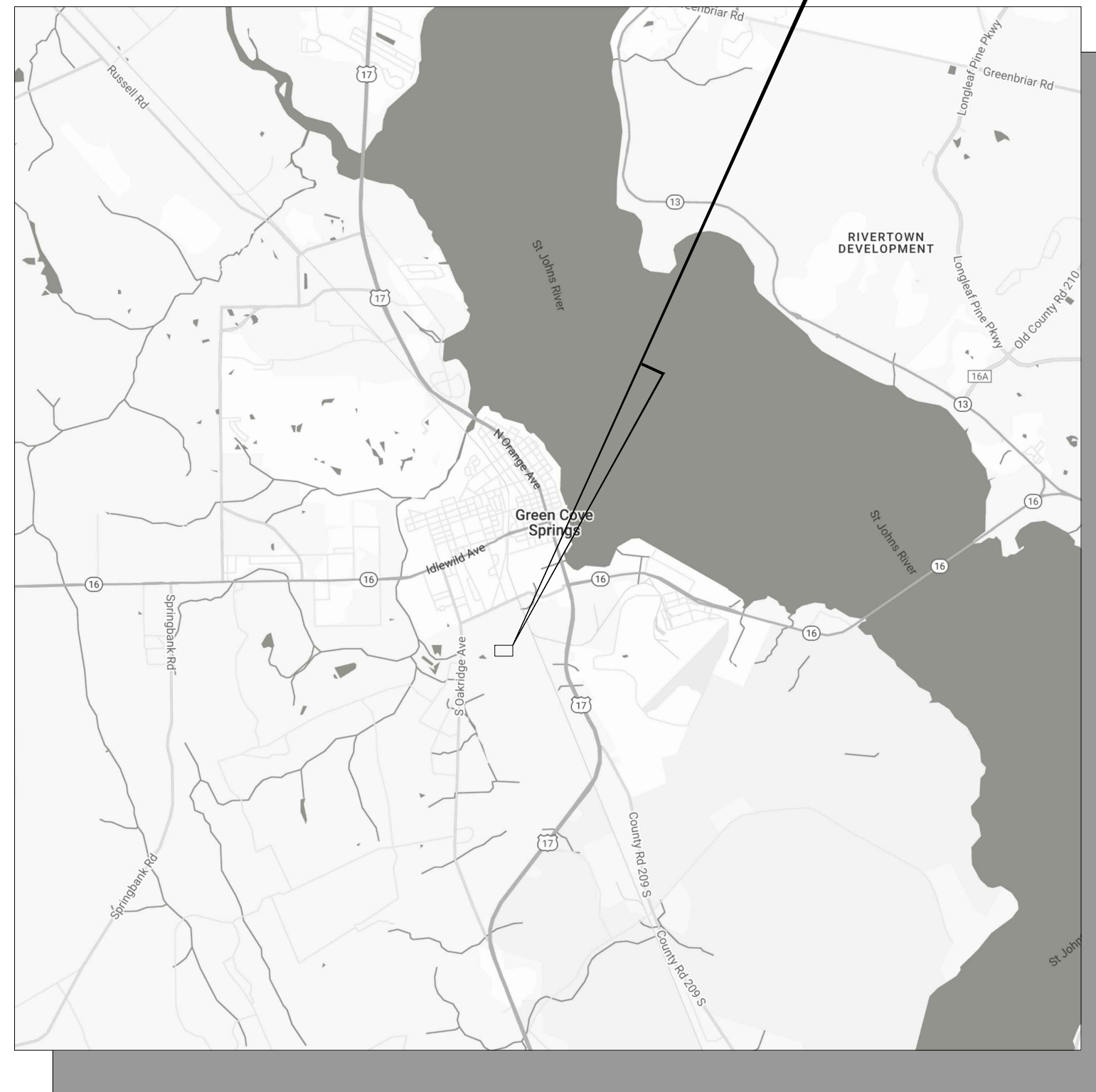
CLAY COUNTY, FLORIDA



PROJECT
LOCATION

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
LO.N.....	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
SWMF.....	STORM WATER MANAGEMENT FACILITY
TC.....	TOP OF CURB
TOB.....	TOP OF BANK
T.O.P.....	TOP OF PIPE
UD.....	UNOBSTRUCTED DRAINAGE EASEMENT
UDAE.....	UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
-- SFS --	STORM SEWER PIPE
-- SS --	SANITARY SEWER PIPE
-- W --	POTABLE WATER MAIN
-- RRM --	NON-POTABLE (REUSE) WATER MAIN
-- FM --	FIRE MAIN
-- UD --	UNDER DRAIN



LOCATION MAP

(NOT TO SCALE)

CONTRACTOR:

JAX DIRT WORKS

310 MEALY DRIVE

ATLANTIC BEACH, FL 32233

(904) 683-3124

SHEET INDEX:

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

PLAN SET WAS APPROVED IN 2023

UTILITY INSTALLATION COMPLETED IN
2025.

DESCRIPTION:




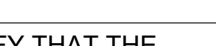
AS-BUILT SURVEY OF GUSTAFSON PARK - ROOKERY OFFSITE PAVING AND DRAINAGE IMPROVEMENTS IMPROVEMENTS

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND DO NOT CONSTRUCTE OWNERSHIP.
2. ELEVATIONS SHOWN HEREON ARE BASED ON PROVIDED PLANS BY HALFF JOB 037796.094. ELEVATIONS ARE REFERENCED TO NAD "TRAV TP LB3624" ELEV. = 35.85 NAVD (1985).
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.

<h2 style="margin: 0;">AS BUILT</h2>	<h2 style="margin: 0;">AS BUILT</h2>																								
<p>INFORMATION PROVIDED BY:</p> <div style="text-align: center; margin: 10px 0;">  </div> <p> JAX DIRT WORKS 310 MEADY DRIVE ATLANTIC BEACH, FL 32233 PHONE: (904) 683-3124 EMAIL: customerservice@jaxdirtrworks.com </p>	<p>INFORMATION PROVIDED BY:</p> <div style="text-align: center; margin: 10px 0;">  </div> <p> MRE OF JAX, INC. 6005 POWERS AVENUE, SUITE 104 PHONE: (904) 347-6908 </p>																								
<p>I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES USED IN THE CONSTRUCTION OF:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> Pavement</td> <td style="width: 50%;"><input type="checkbox"/> Water Main</td> </tr> <tr> <td><input checked="" type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Force Main</td> </tr> <tr> <td><input checked="" type="checkbox"/> Storm & Drainage System</td> <td><input type="checkbox"/> Sanitary Gravity System</td> </tr> <tr> <td><input checked="" type="checkbox"/> Underdrain</td> <td><input type="checkbox"/> Lift Station</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stormwater Management</td> <td><input type="checkbox"/> Reuse Main</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Facility</td> </tr> </table>	<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 checked="" type="checkbox"/> Underdrain	<input type="checkbox"/> Lift Station	<input checked="" type="checkbox"/> Stormwater Management	<input type="checkbox"/> Reuse Main	<input type="checkbox"/> Facility		<p>I HEREBY CERTIFY THAT THE</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> Pavement</td> <td style="width: 50%;"><input type="checkbox"/> Water Main</td> </tr> <tr> <td><input checked="" type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Force Main</td> </tr> <tr> <td><input checked="" type="checkbox"/> Storm & Drainage System</td> <td><input type="checkbox"/> Sanitary Gravity System</td> </tr> <tr> <td><input checked="" type="checkbox"/> Underdrain</td> <td><input type="checkbox"/> Lift Station</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stormwater Management</td> <td><input type="checkbox"/> Reuse Main</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Facility</td> </tr> </table>	<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 checked="" type="checkbox"/> Underdrain	<input type="checkbox"/> Lift Station	<input checked="" type="checkbox"/> Stormwater Management	<input type="checkbox"/> Reuse Main	<input type="checkbox"/> Facility	
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<p>ARE IN ACCORDANCE WITH THE APPROVED PLANS, STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE REGULATORY AGENCY.</p> <div style="text-align: center; margin-top: 20px;">  Contractor's Signature </div> <div style="text-align: center; margin-top: 10px;"> CUC1225320 Contractor's State License Number </div>	<p>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 SET FORTH IN CHAPTER 56-17.051 AND 56-17.052, FLORIDA ADMINISTRATIVE CODE.</p> <p>DATE OF FIELD SURVEY/SURVEY DATE: <u>05/17/2020</u></p> <div style="text-align: center; margin-top: 20px;">  SIGNATURE: </div> <div style="text-align: center; margin-top: 10px;"> NAME: _____ FLORIDA REG. LAND SURVEYOR'S NO.: _____ </div>																								

SHEET
OF 3

• JAX DIRT WORKS

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

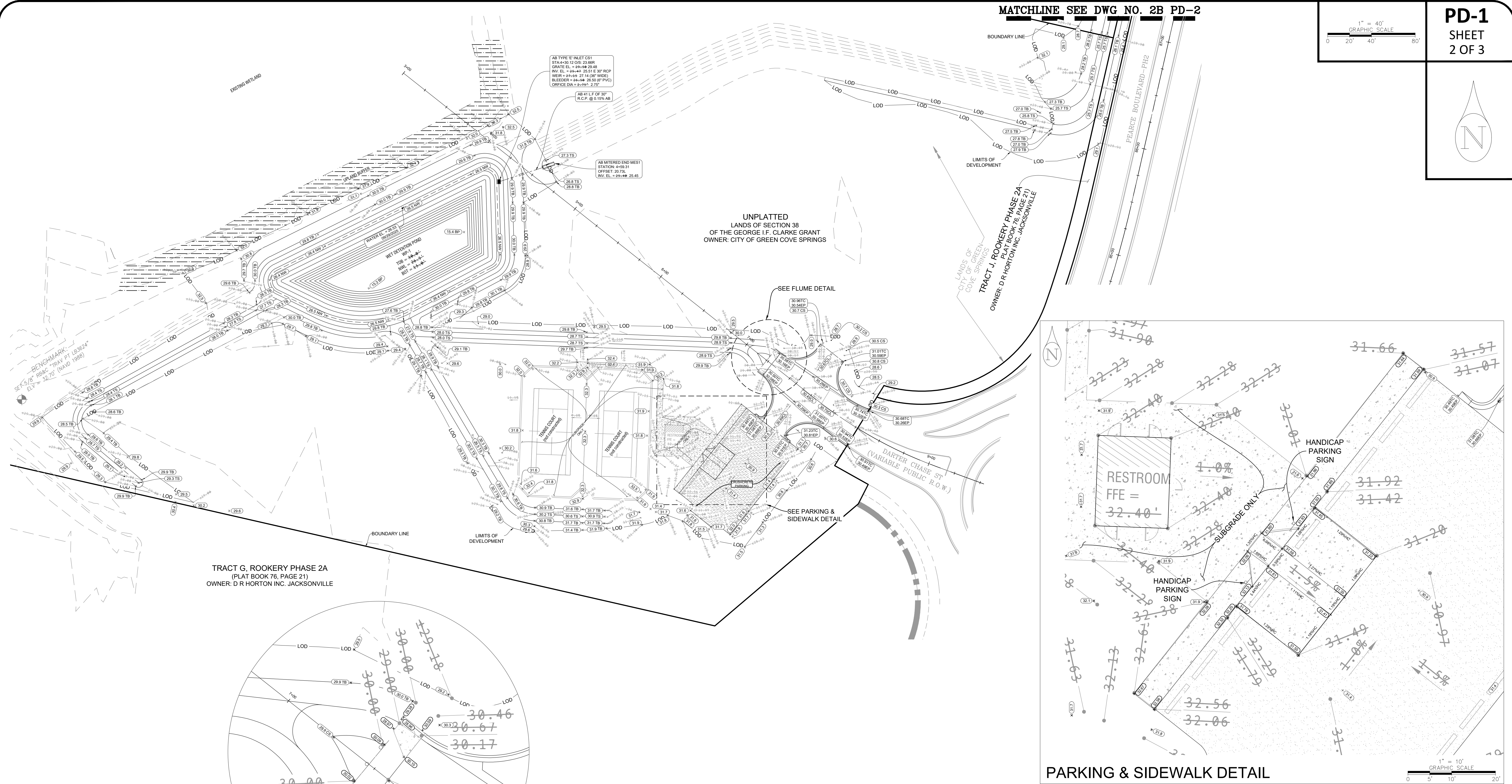
MRE OF JAX, INC.
6005 POWERS AVENUE, SUITE 104
PHONE: (904) 379-6908

PAVING & DRAINAGE AS BUILT

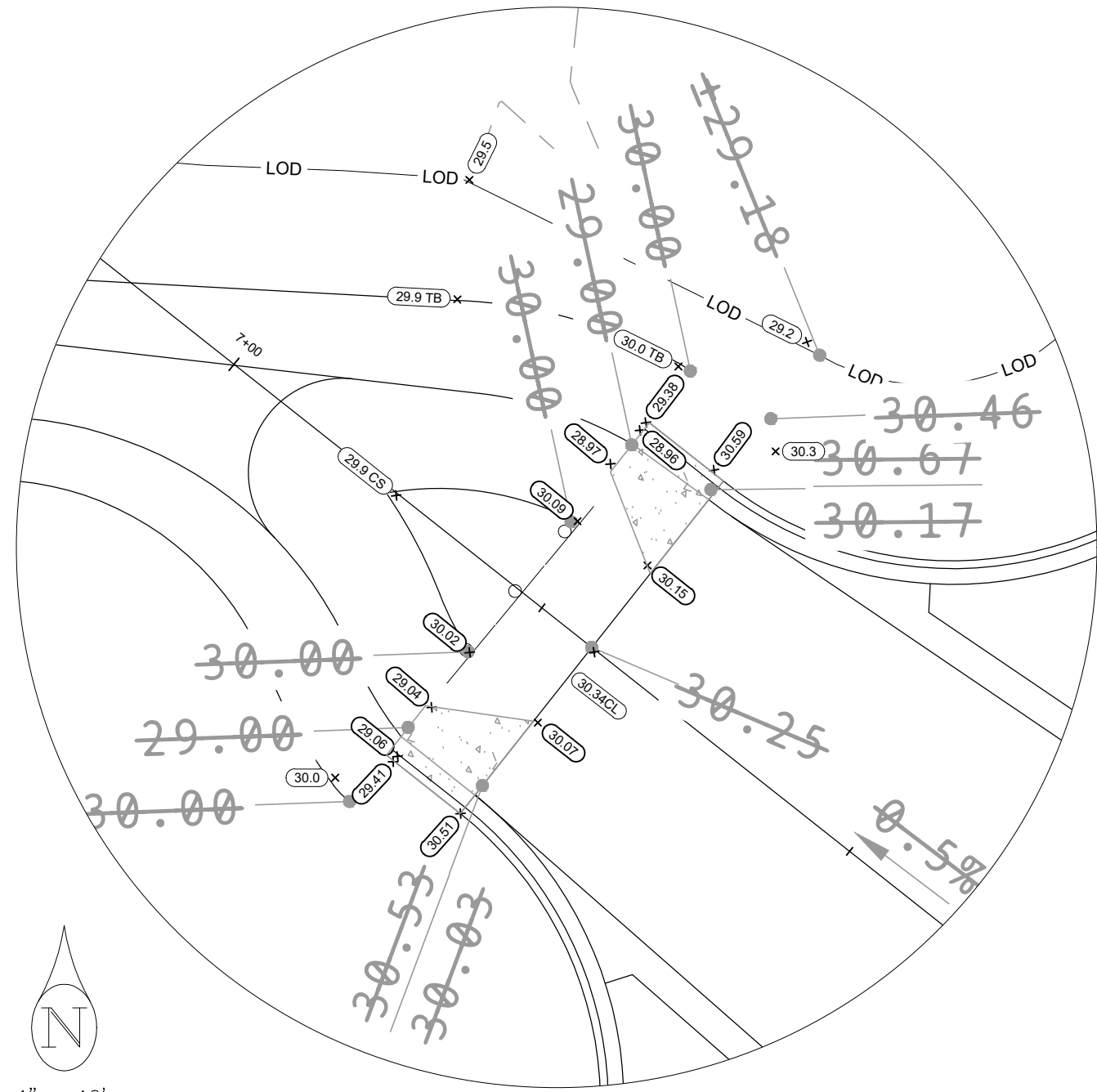
CLAY COUNTY, FLORIDA

C-1

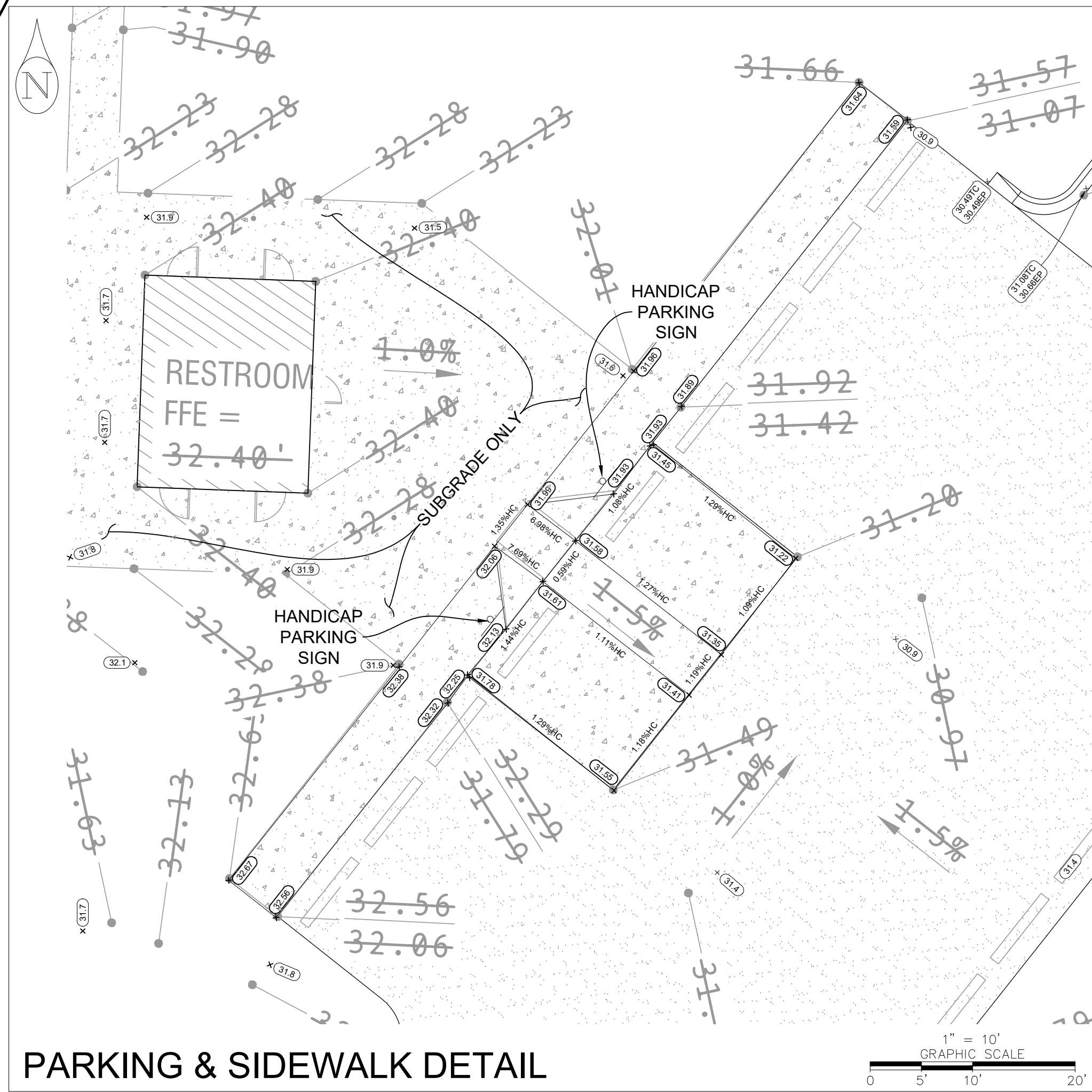
CAD FILE: C:\USERS\JSHYDER\ONE\DRIVE - JAX DIRTS\JAX\GUSTAFSON PARK\ROOKERY PH 2\CAD\ASBUILT\GUSTAFSON PARK\ROOKERY GUSTAFSON PARK PAVING



TRACT G, ROOKERY PHASE 2A
(PLAT BOOK 76, PAGE 21)
OWNER: D R HORTON INC. JACKSONVILLE



FLUME DETAIL



PARKING & SIDEWALK DETAIL

AS BUILT

INFORMATION PROVIDED BY:



JAX DIRT WORKS
310 MEALY DRIVE
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:

- | | |
|---|--|
| <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"/> Drill Logs |

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

Jan Holt
Contractor's Signature

CUC1225320
Contractor's State License Number

PAVING & DRAINAGE ASBUILT

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

REVISIONS

NO.	DATE	BY

PLAN SET WAS APPROVED IN 2023

CONSTRUCTION COMPLETED IN ----.

PAVING & DRAINAGE AS BUILT

AS BUILT DRAWINGS CERTIFIED TO:

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

PARTY CHIEF: D. THOMPSON

F.B. T. WILLIAMS

DRAWN BY: J. SNYDER

CHECKED BY: S. HOFFMAN

SURVEY DATE: Survey Date

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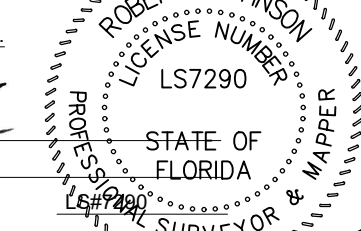
ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE "AS-BUILT" DRAWINGS AND MEET THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA, AS PER CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: SURVEY DATE

SIGNATURE: *Robert Johnson*

NAME: ROBERT JOHNSON

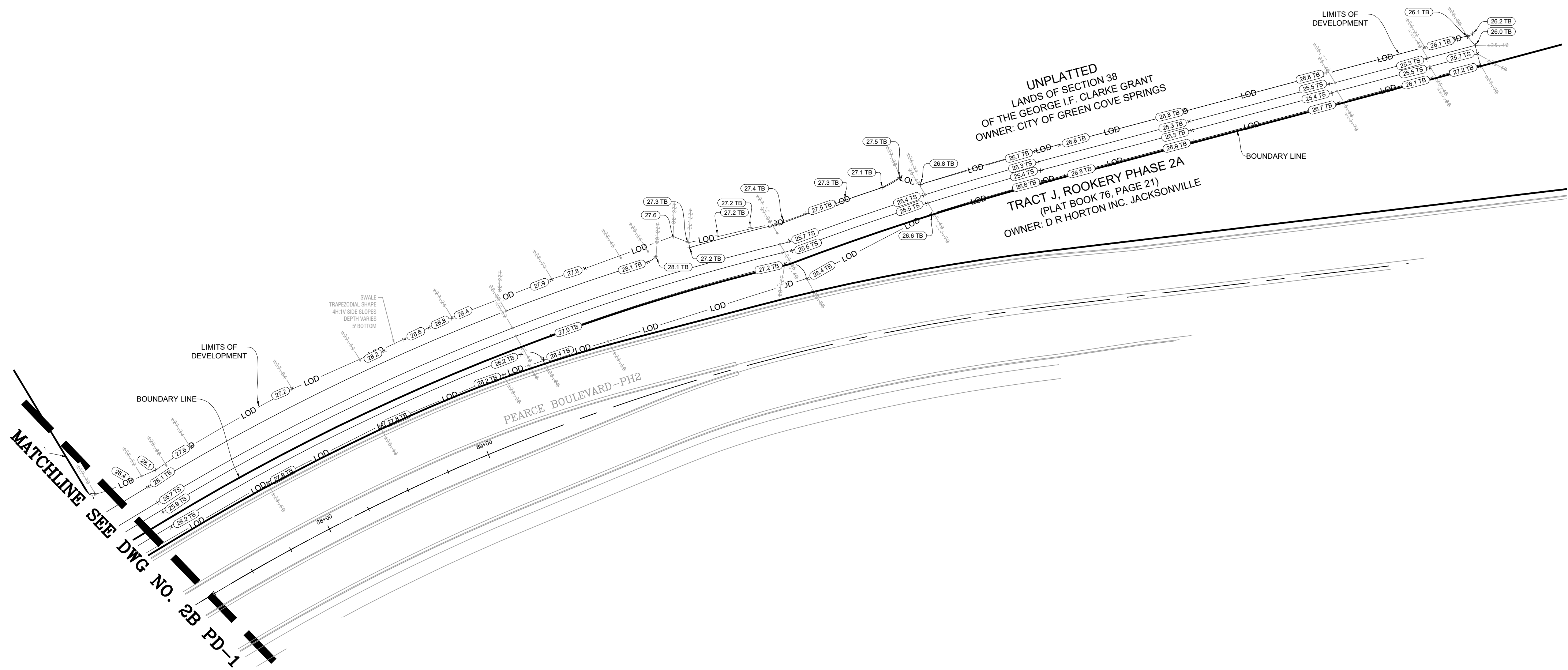
FLORIDA REG. LAND SURVEYOR'S NO. 157290



PAVING & DRAINAGE AS BUILT

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

PD-2
SHEET
3 OF 3



AS BUILT

INFORMATION PROVIDED BY:

JAX DIRT WORKS
310 MEALY DRIVE
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
☒ Curb & Gutter
☒ Storm & Drainage System
☐ Underdrain
☐ Stormwater Management Facility

☐ 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

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

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
T. WILLIAMS
F.B.....
DRAWN BY.....J. SNYDER
CHECKED BY.....S. HOFFMAN
SURVEY DATE.....Survey Date

AS BUILT

INFORMATION PROVIDED BY:

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

I HEREBY CERTIFY THAT THE

☒ Pavement
☒ Curb & Gutter
☒ Storm & Drainage System
☐ Underdrain
☐ Stormwater Management Facility

☐ Water Main
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DATE OF FIELD SURVEY SURVEY DATE:

SIGNATURE
NAME
FLORIDA REG. LAND SURVEYOR'S NO.

ROBERT JOHNSON
157290

CAD FILE: C:\USERS\JUNYDER\ONE DRIVE - JAX DIRTWORKS INC\PROJECTS\54146 THE ROOKERY PH 2\CAD\ASBUILT\GUSTAFSON PARK\ROOKERY GUSTAFSONS PARK PADD.DWG

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

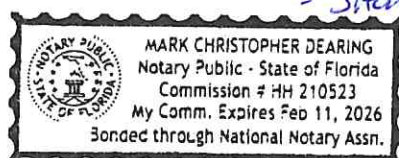
Print Witness Name

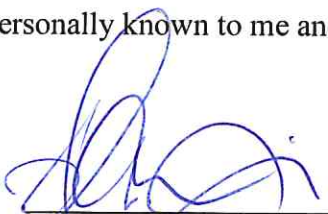
Philip A. Fremento, Vice President

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
Month Year Owner
not take an oath. V.P. of D.R. Horton, Inc.
- Jacksonville





Notary Public, State of Florida