

RESOLUTION NO. 2008- 156

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO BILLS OF SALE CONVEYING ALL OF THE PERSONAL PROPERTY ASSOCIATED WITH THE WATER MAIN EXTENSION AND SEWER FACILITIES TO SERVE COUNTRYWALK SUBDIVISION .

RECITALS

WHEREAS, Toccoi Land Company, LLC, a Florida limited liability company, and Countrywalk, LLC, a Florida limited liability company have executed and presented to the County two Bills of Sale, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof, for conveyance of the infrastructure associated with the water and sewer facilities to serve Countrywalk Subdivision; and

WHEREAS, the water main extension is located within the right-of-way of State Road 207 therefore a separate easement from the developer is not required. The water and sewer facilities are within the rights-of-way of Countrywalk subdivision which are dedicated to St. Johns County; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept the Bills of Sale upon the completion of the project to comply with County procedures.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bills of Sale attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

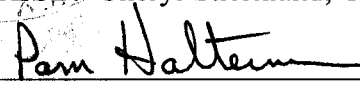
PASSED AND ADOPTED this 10 day of June, 2008.

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

By: 

Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 6/17/08

BILL OF SALE
(ABSOLUTE)

Toccoi Land Company LLC, (Seller), 3965 Ortega Boulevard, Jacksonville, Florida 32210, in consideration of the sum of ONE DOLLAR, received from St. Johns County Utility Department, 1205 S.R. 16, St. Augustine, Florida 32085 hereby, on this 24th day of July 2007 sell to the Buyer the personal property described as:

1. Approximately 2045 L.F. 12" C-900 forcemain and 210 L.F. 10" forcemain, services and all appurtenances thereto;

All located within SR 207 (Station 9+55 to Station 30+83) and warrant that the property is free of all encumbrances, that good title to and right to sell the property are vested in the Seller, and that the Seller will defend the title against the lawful claims of all persons.

SIGNED AND SEALED IN OUR PRESENCE:

Witness: [Signature]
Name: JAMES SCHNEIDER

Witness: [Signature]
Name: S.R. Antonopoulos

Toccoi Land Company LLC
Wirt A. Beard, Jr.
Toccoi Land Company LLC
Wirt A. Beard, Jr.
Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of July 2007 by Toccoi Land Company, LLC, Wirt A. Beard, Jr., Manager. He is personally known to me and did not take an oath.

[Signature]
Name: BONNIE H. REDLINGER
Notary Public
State of Florida
My Commission Expires: 8/28/08

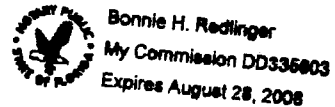


Exhibit "A" to Tocol Bill of Sale

Vermont Heights Forcemain Project

Billing Period: Thru 11/30/05

	Quantity	Unit Price	Quantity to Date	Total
F&I 12" C-900 FORCEMAIN	2340 LF	\$34.00	2340	\$79,560.00
F&I 12" WATERMAIN FITTINGS	.68 TN	\$5,430.00	0.68	\$3,692.40
CHANGE ORDER #1 ADDITIONAL FORCE MAIN SERVICES	1 LS	\$19,703.41	1	\$19,703.41
12" GATE VALVE	4 EA	\$2,270.00	4	\$9,080.00
F&I FORCEMAIN FITTINGS	1.53 TN	\$6,800.00	1.53	\$10,404.00
F&I 24" CASING	364 LF	\$120.00	364	\$43,680.00
REMOVE 6" WATERMAIN, SALVAGE 6" GATE VALVE AND FIRE HYDRANT CONNECT TO EXISTING 12" WATERMAIN	100 LF	\$15.00	100	\$1,500.00
F&I 10" C900 WATERMAIN	1 LS	\$9,260.00	1	\$9,260.00
10" GATE VALVE	100 LF	\$52.00	100	\$5,200.00
INSTALL SALVAGED FIRE HYDRANT WITH GATE VALVE	1 EA	\$1,850.00	1	\$1,850.00
	1 EA	\$1,400.00	1	\$1,400.00
Total				\$185,329.81

Exhibit "B" to Resolution

BILL OF SALE

THAT COUNTRYWALK, LLC, a Florida limited liability company conveying its separate non-homestead property, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money and other good and valuable considerations to it paid by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of the Courts, Post Office Drawer 349, St. Augustine, Florida 32085, party of the second part, the receipt of which is hereby acknowledged by it, has granted, bargained, sold, transferred, set over and delivered and by these presents does grant, bargain, sell transfer, set over and deliver unto the party of the second part, the extension to the Utility System (constructed by the party of the first part) and the complete water and/or wastewater system located on the real property in COUNTRYWALK and described in Exhibit "A" attached hereto (being hereinafter collectively referred to as the Extension").

Party of the first part hereby warrants and represents that is has all the requisite right and authority to make this conveyance, and that the Extension is free from all liens and other encumbrances, and that contractors, subcontractors and material men furnishing labor or materials relative to the construction of the Extension have been paid in full, but except for the foregoing warranties or other expressed warranties given in writing, party of the first part makes no representation or warranties whatsoever, express or implied, and this conveyance as is.

TO HAVE AND TO HOLD the same unto the party of the second party, its successors and assigns.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in his name the day and year first above written.

Signed, Sealed and
Delivered in the presence of:

H. Thomas Rodgers

H. THOMAS RODGERS, JR.
(printed)

D. Christopher Hogan

D. CHRISTOPHER HOGAN
(printed)

COUNTRYWALK, LLC
A Florida limited liability company

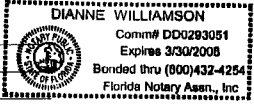
By: William B. Towers, Jr.
TWT DEVELOPMENT CORPORATION
A Florida Corporation,
its Managing Member
William B. Towers, Jr.,
President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of June, 2007, by WILLIAM B. TOWERS, JR., President, TWT DEVELOPMENT CORPORATION, a Florida Corporation, the Managing Member of COUNTRYWALK, LLC, a Florida limited liability company, on behalf of the corporation and the company. He is personally known to me and did not take an oath.

Dianne Williamson
(Print) Notary Public

My Commission expires: _____
Commission Number: _____





Mike Valencourt
President

Frank Valencourt
Vice-President

F. E. Valencourt
Senior Vice-President

Countrywalk Subdivision Utility Schedule of Values

<u>Watermain</u>	Quantity	Unit	Unit Price	Project Total
10" DR25 PVC Watermain	1,300	LF	\$ 51.56	\$ 67,028.00
8" DR25 PVC Watermain	3,220	LF	\$ 22.45	\$ 72,289.00
6" DR25 PVC Watermain	5,640	LF	\$ 13.79	\$ 77,775.60
4" DR25 PVC Watermain	1,020	LF	\$ 14.69	\$ 14,983.80
8" Gate Valve	4	EA	\$ 1,096.00	\$ 4,384.00
6" Gate Valves	25	EA	\$ 745.00	\$ 18,625.00
4" Gate Valve	3	EA	\$ 585.00	\$ 1,755.00
Fire Hydrant	16	EA	\$ 2,330.00	\$ 37,280.00
Flushing Hydrant	5	EA	\$ 550.00	\$ 2,750.00
Water Services	180	EA	\$ 348.00	\$ 62,640.00
Pressure Test	11,180	LF	\$ 1.53	\$ 17,105.40
Water Main Total				\$ 376,615.80

<u>Sanitary Sewer Main</u>	Quantity	Unit	Unit Price	Project Total
Type A Manhole	36	EA	\$ 3,926.00	\$ 141,336.00
Type B Manhole	8	EA	\$ 10,500.00	\$ 84,000.00
8" SDR-26 Sewer Main	9,094	LF	\$ 32.68	\$ 297,191.92
Sewer Services	180	EA	\$ 640.00	\$ 115,200.00
TV Test Sewer Main	9,094	LF	\$ 4.82	\$ 43,833.08
Sanitary Sewer Main Total				\$ 681,561.00

<u>Forcemain</u>	Quantity	Unit	Unit Price	Project Total
8" Forcemain	920	LF	\$ 39.55	\$ 36,386.00
6" Forcemain	800	LF	\$ 23.16	\$ 18,528.00
4" Forcemain	300	LF	\$ 13.35	\$ 4,005.00
4" Gate Valve	5	EA	\$ 583.00	\$ 2,915.00
2" FM Service at 207	1	EA	\$ 2,000.00	\$ 2,000.00
Pressure Test	2,020	LF	\$ 1.69	\$ 3,413.80
Forcemain Total				\$ 67,247.80

<u>Lift Station</u>	Quantity	Unit	Unit Price	Project Total
Lift Station 26-28' Deep	1	LS	\$ 196,309.00	\$ 196,309.00

Total Utility Value \$ 1,321,733.60

Thank you,

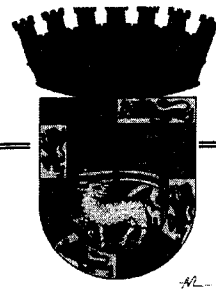
Steven Jordan - Estimator / Project Manager

St. Johns County Board of County Commissioners

*UTILITY DEPARTMENT
Engineering Division*

1205 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32084-8646

PHONE: (904) 209-2700
FAX: (904) 209-2601



INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Robert Zammataro, Chief Engineer - Development
SUBJECT: Country Walk Subdivision and Extension
DATE: May 12, 2008

Please present the Bill of Sale and Construction Value documents to the Board of County Commissioners (BCC) for final approval and acceptance of Country Walk Subdivision and Extension.

After acceptance by BCC, please provide the utility department with a copy of the executed resolution for the utilities for our files.

Your support and cooperation as always are greatly appreciated.