

RESOLUTION NO. 2014- 117

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE LAS CALINAS PARCEL 3A, UNIT 1, PHASE 2A OFF US #1 NORTH.**

**RECITALS**

**WHEREAS**, Taylor Morrison of Florida, Inc., has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines to serve Las Calinas Parcel 3A, Unit 1, Phase 2 A; and

**WHEREAS**, the water and sewer lines have been installed within the public right-of-way of the subdivision therefore no utility easement is needed; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B," 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.

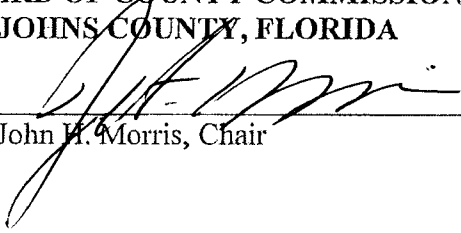
Section 2. The above described Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative 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.

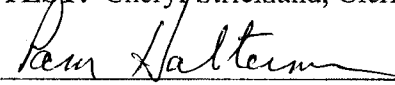
Section 4. The Clerk of Court is instructed to file the Bill of Sale and Schedule of Values in the public records of St. Johns County, Florida.

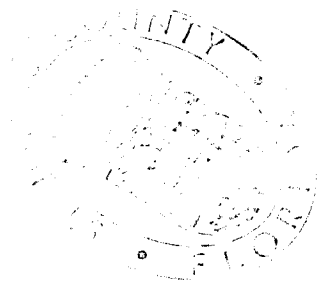
PASSED AND ADOPTED this 6 day of May, 2014.

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

By:   
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk



RENDITION DATE 5/8/14



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Las Calinas, Parcel 3A, Unit 1 Phase 2A**

Taylor Morrison of Florida Inc. 151 Southhall Lane Suite 200 Maitland, FL 32751, (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 Attached Exhibit A: Schedule of Values

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 30 of Sept, 2013.

**WITNESS:**

Witness Signature

JUSTIN CAMPBELL

Print Witness Name

**OWNER:**

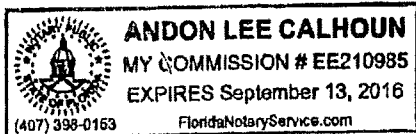
Owner's Signature

CHRIS TYREE

Print Owner's Name

State of FL  
County of Orange

The foregoing instrument was acknowledged before me this 30 day of September, 2013, by Chris Tyree who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Las Calinas Parcel 3D, Unit 1 Phase 2  
 Contractor: Vallencourt Construction Company  
 Developer: Taylor Morrison

| Item                                    | Unit | Quantity | Unit Cost   | Total Cost          |
|---|------|----------|-------------|---------------------|
| Force Mains (Size, Type & Pipe Class)   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
| Sewer Valves (Size and Type)            |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
| Gravity Mains (Size, Type & Pipe Class) |      |          |             | \$ -                |
| 8" SDR 26 PVC                           | LF   | 532      | \$ 32.77    | \$ 17,433.64        |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
| Laterals (Size and Type)                |      |          |             | \$ -                |
| 6" SDR 26 PVC                           | EA   | 24       | \$ 530.77   | \$ 12,738.48        |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
| Manholes (Size and Type)                |      |          |             | \$ -                |
| Type A                                  |      |          |             | \$ -                |
| 6-8 Foot Deep                           | EA   | 1        | \$ 2,982.64 | \$ 2,982.64         |
|   |      |          |             | \$ -                |
|   |      |          |             | \$ -                |
| Type B                                  |      |          |             | \$ -                |
| 6-8 Foot Deep                           | EA   | 1        | \$ 4,519.84 | \$ 4,519.84         |
|   |      |          |             | \$ -                |
| Lift Station                            |      |          |             | \$ -                |
| Mechanical Equipment                    | LS   |          |             | \$ -                |
| Process Piping                          | LS   |          |             | \$ -                |
| Process Structure                       | LS   |          |             | \$ -                |
| Process Electrical Equipment            | LS   |          |             | \$ -                |
| Other Improvements                      | LS   |          |             | \$ -                |
| <b>Total Sewer System Cost</b>          |      |          |             | <b>\$ 37,674.60</b> |



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Las Calinas Parcel 3D, Unit 1 Phase 2

Contractor: Vallencourt Construction Company Inc.

Developer: Taylor Morrison

| Asset Type                     | Item  | Unit | Quantity | Unit Cost   | Total Cost          |
|--------------------------------|---|------|----------|-------------|---------------------|
| (1)                            | <b>Water Mains (Size Type &amp; Pipe Class)</b> |      |          |             |                     |
|                                | 8" DR18 PVC                                     | LF   | 165      | \$ 31.21    | \$ 5,149.65         |
|                                | 6" DR18 PVC                                     | LF   | 381      | \$ 19.62    | \$ 7,475.22         |
|                                |   |      |          |             | \$ -                |
|                                | 2" Poly Water Main                              | LF   | 180      | \$ 4.67     | \$ 840.60           |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
| (1)                            | <b>Water Valves (Size and Type)</b>             |      |          |             |                     |
|                                | 6" Gate Valve                                   | EA   | 4        | \$ 793.28   | \$ 3,173.12         |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
| (1)                            | <b>Hydrants Assembly (Size and Type)</b>        |      |          |             |                     |
|                                | Fire Hydrant                                    | EA   | 2        | \$ 1,977.83 | \$ 3,955.66         |
|                                | 2" Flushing Hydrant                             | EA   | 1        | \$ 945.37   | \$ 945.37           |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
| (1)                            | <b>Services (Size and Type)</b>                 |      |          |             |                     |
|                                | 1" Single Water Service                         | EA   | 2        | \$ 441.92   | \$ 883.84           |
|                                | 1" Double Water Service                         | EA   | 12       | \$ 888.97   | \$ 10,667.64        |
|                                |   |      |          |             | \$ -                |
|                                |   |      |          |             | \$ -                |
| <b>Total Water System Cost</b> |   |      |          |             | <b>\$ 33,091.10</b> |

Note: Asset Type (1) Water Pipeline and Appurteances



**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

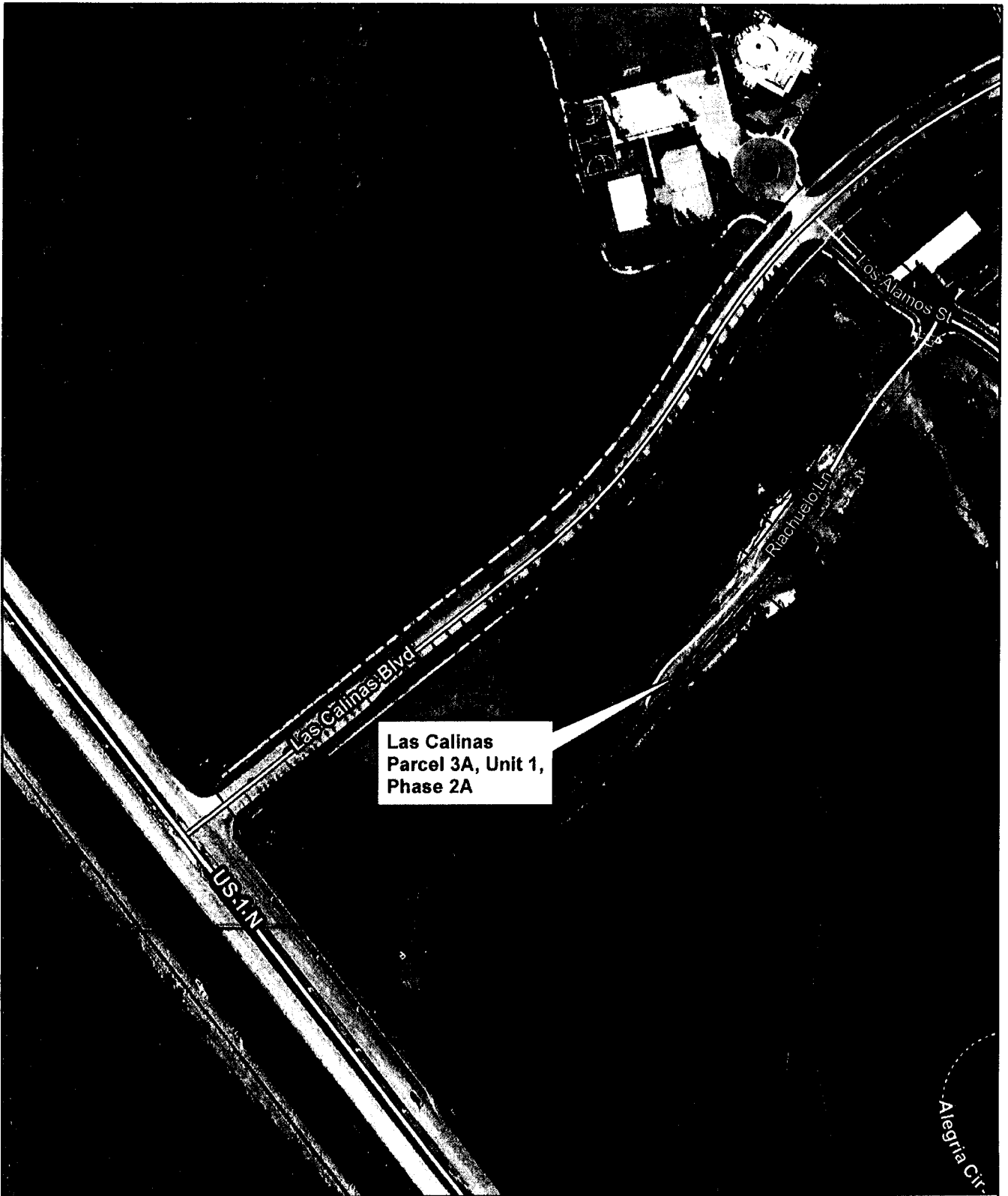
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TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Las Calinas, Parcel 3A, Unit 1 Phase 2A  
DATE: March 19, 2014

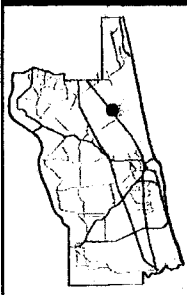
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Las Calinas, Parcel 3A, Unit 1 Phase 2A.


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.



Las Calinas  
Parcel 3A, Unit 1,  
Phase 2A



  
2013 Aerial Imagery  
0 100 200  
Feet  
March 24, 2014

# Las Calinas, Parcel 3A Unit 1, Phase 2A Bill of Sale

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0762

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.

