

RESOLUTION NO. 2014- 95

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 WEST GATE OFFICE PARK ON STATE ROAD 16.

RECITALS

WHEREAS, Beemer & Associates, IX, LC, a Florida Limited Liability company, 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 West Gate Office Park on State Road 16; and

WHEREAS, the water and sewer lines have been installed within public right-of-way 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 hereto is 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.

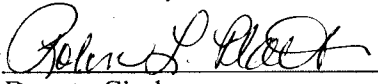
Section 4. The Clerk of Court is instructed to file the Bill of Sale and Schedule of Values in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of April, 2014.

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

By: 
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 4/17/2014

BILL OF SALE

THAT BEEMER & ASSOCIATES IX, LC, 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 described in Exhibit "A" attached hereto (being hereinafter collectively referred to as the Extension).

Party of the first part hereby warrants and represents that it 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 materialmen 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 in 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.

WITNESSES:

BEEMER & ASSOCIATES IX, LC
A Florida Limited Liability Co.

[Handwritten signature]

By: Mike Ashourian
Managing Member

[Handwritten signature]

Sign: *[Handwritten signature]*

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of oct, 2002, by Mike Ashourian, Managing Member of Beemer & Associates IX, LC, a Florida Limited Liability Co. He is personally known to me and did not take an oath.

[Handwritten signature]
Teresa Palmer, Notary Public



EXHIBIT "A" to Bill of Sale

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA (ALSO DESCRIBED AS BEING THE NORTHWEST QUARTER OF GOVERNMENT LOT 1 OF SAID SECTION 11), MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF GOVERNMENT LOT 1; THENCE NORTH 01 DEGREE 45 MINUTES 00 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER OF GOVERNMENT LOT 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 01 DEGREES 45 MINUTES 00 SECONDS WEST, ON SAID WEST LINE OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 1, A DISTANCE OF 421.36 FEET; THENCE EASTERLY, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AS DESCRIBED IN OFFICIAL RECORDS BOOK 92, PAGE 719, PUBLIC RECORDS OF SAID COUNTY, ON A CURVE CONCAVE SOUTHERLY WITH RADIUS OF 5,629.65 FEET; THROUGH A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 58 SECONDS, AN ARC DISTANCE OF 451.93 FEET (CHORD OF SAID CURVE BEING SOUTH 86 DEGREES 40 MINUTES 12 SECONDS EAST 451.80 FEET); THENCE SOUTH 84 DEGREES 22 MINUTES 11 SECONDS EAST, TANGENT TO SAID CURVE AND ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD, 161.98 FEET; THENCE SOUTH 01 DEGREE 45 MINUTES 00 SECONDS EAST, ON THE WEST LINE OF COLLINS AVENUE AND THE WEST LINE OF THAT STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 776, PAGE 75, PUBLIC RECORDS OF SAID COUNTY, 353.44 FEET; THENCE SOUTH 87 DEGREES 35 MINUTES 00 SECONDS WEST, ON THE NORTH LINE OF LAWRENCE AVENUE AND THE NORTH LINE OF A STRIP OF LAND DESCRIBED IN DEED BOOK 252, PAGE 696, PUBLIC RECORDS OF SAID COUNTY, 610.71 FEET TO THE POINT OF BEGINNING; SUBJECT TO EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 94, PAGE 556, OF SAID PUBLIC RECORDS.

THE ABOVE DESCRIBED PARCEL OF LAND IS ALL OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 729, PAGE 1965, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 16, EXCEPTING RIGHT-OF-WAY DEEDED TO ST. JOHNS COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 776, PAGE 75 AND SUBJECT TO EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN DEED BOOK 94, PAGE 556, OF SAID PUBLIC RECORDS.

Coastline Utility Contractors
Ponte Vedra Beach, Fl.
Schedule of Values
WestGate Office Park

WATER DISTRIBUTION

95 CODE

	Furnish and Install	Quantit	Unit	Material	Total Material	Labor unit	Total Labor	Total Unit	Total Cost
	Main			unit cost	cost	cost	Cost	cost	
100	Deliveries & Locates	1	LS	\$80.25	\$80.25	592.39	\$592.39	\$672.64	\$672.64
200	Connect to Existing Systems	1	EA	\$722.25	\$722.25	433.16	\$433.16	\$1,155.41	\$1,155.41
202	Rental Equipment	1	MTH	\$1,284.00	\$1,284.00	114.71	\$114.71	\$1,398.71	\$1,398.71
303	6" Mains	380	LF	\$2.62	\$996.17	3.44	\$1,308.90	\$6.07	\$2,305.07
308	Pipe/Bell Restrainers	4	EA	\$42.75	\$170.99	28.68	\$114.71	\$71.43	\$285.70
309	Encasements	39	LF	\$23.75	\$926.41	13.15	\$512.77	\$36.90	\$1,439.18
400	Fire Hydrants	1	EA	\$882.75	\$882.75	433.16	\$433.16	\$1,315.91	\$1,315.91
401	Hydrant Extensions	1	EA	\$214.00	\$214.00	309.36	\$309.36	\$523.36	\$523.36
500	Valves	2	EA	\$327.42	\$654.84	97.16	\$194.32	\$424.58	\$849.16
501	Valve Boxes / Adjustments	2	EA	\$89.88	\$179.76	179.01	\$358.02	\$268.89	\$537.78
600	Fittings	3	EA	\$108.88	\$326.65	117.85	\$353.55	\$226.73	\$680.20
601	Fitting Restraint	3	EA	\$26.75	\$80.25	38.24	\$114.71	\$64.99	\$194.96
700	Backflow Preventors	1	EA	\$187.95	\$187.95	187.71	\$187.71	\$375.66	\$375.66
701	Backflow Preventor Testing	1	EA	\$107.00	\$107.00	114.71	\$114.71	\$221.71	\$221.71
800	Water Services	1	EA	\$235.23	\$235.23	353.55	\$353.55	\$588.78	\$588.78
801	Meter Boxes	1	EA	\$26.75	\$26.75	212.04	\$212.04	\$238.79	\$238.79
804	Flushing Hydrants	1	EA	\$203.30	\$203.30	212.04	\$212.04	\$415.34	\$415.34
900	Main Flushing	1	EA	\$160.50	\$160.50	400.66	\$400.66	\$561.16	\$561.16
901	Sample Points	4	EA	\$16.05	\$64.20	28.68	\$114.71	\$44.73	\$178.91
902	Bacteriological Tests	8	EA	\$29.43	\$235.40	14.34	\$114.71	\$43.76	\$350.11
903	Testing	2	DY	\$203.30	\$406.60	300.67	\$601.34	\$503.97	\$1,007.94
904	Final Inspections	1	LS	\$80.25	\$80.25	601.34	\$601.34	\$681.59	\$681.59
905	Stake-Out/As-Builts	3	HR	\$190.82	\$572.45	38.24	\$114.71	\$229.05	\$687.16
	Total Cost			\$5,245.88	\$8,797.95	4,824.28	\$7,867.28	10070.158	\$16,665

Coastline Utility Contractors
 Ponte Vedra Beach, Fl.
 Schedule of Values
WestGate Office Park

FORCE MAIN

85 CODE

	Furnish and Install	Quantity	Unit	Material unit cost	Total Mater cost	Labor unit cost	Total Labor Cost	Total Unit cost	Total Cost
901	Deliveries & Locates	1	LS	\$107.00	\$107.00	2,530.62	\$2,530.62	\$2,637.62	\$2,637.62
902	Connect to Existing Systems	1	EA	\$466.12	\$466.12	1,336.43	\$1,336.43	\$1,802.55	\$1,802.55
903	Rental Equipment	1	WK	\$428.00	\$428.00	938.37	\$938.37	\$1,366.37	\$1,366.37
904	Pipe, Valves & Fittings	2040	LF	\$2.43	\$4,966.09	4.09	\$8,342.33	\$6.52	\$13,308.42
906	Final Inspections	3	DY	\$274.63	\$823.90	1,448.25	\$4,344.75	\$1,722.88	\$5,168.65
907	Stake-Out / As-Builts	16	HR	\$116.36	\$1,861.80	58.65	\$938.37	\$175.01	\$2,800.17
	Total Cost			\$1,394.55	\$8,652.91	6,316.41	\$18,430.87	\$7,710.96	\$27,084



St. Johns County Board of County Commissioners

Utility Department

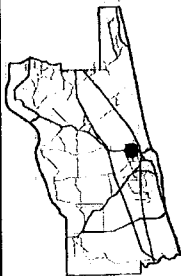
INTEROFFICE MEMORANDUM


TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: West Gate Office Park
DATE: March 12, 2014

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of West Gate Office Park.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy for the utilities for our files.

Your support and cooperation as always are greatly appreciated.




 2013 Aerial Imagery
 0 100 200
 Feet
 March 13, 2014

West Gate Bill of Sale

**Land Management
Systems
Real Estate
Division**
 (904) 209-0788
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.

