

RESOLUTION NO. 2016-185

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE AND A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE ANDALUSIA PHASE I OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, D.R. Horton, Inc. – Jacksonville, a Delaware corporation, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit “A,” and a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines, attached hereto as Exhibit “B,” incorporated by reference and made a part hereof, to serve Andalusia Phase I off Wildwood Drive; and

**WHEREAS**, installation, maintenance and access to the water and sewer lines has been granted by virtue of the plat 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 “C,” 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.

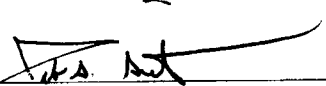
Section 2. The above described Special Warranty Deed and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 the Circuit Court is instructed to record the original Special Warranty Deed and file the Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21<sup>st</sup> day of June, 2016.

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

By:   
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

  
Deputy Clerk

RENDITION DATE 6/23/16



EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:  
Mark Dearing, Esq.  
4220 Race Track Road  
St. Johns, Fl. 32259

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 3 day of February 2016 is by and from **D. R. Horton**, whose address is 4220 Race Track Road, St. Johns, FL. 32259, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

Lift Station Parcel at Andalusia Phase One

Tract "Q", Andalusia Phase One, as shown on plat recorded in Map Book 77, pages 63 through 73, public records of St. Johns County, Florida.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

D. R. Horton

Jamie Villalob  
Print Name: Jamie Villalob

By: [Signature] V. P.  
Print: Philip A. Fremento  
Its: Vice President

[Signature]  
Print Name: SHANE RICCI

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 3 day of FEBRUARY, 2016, by Philip A. Fremento, Vice President of D. R. Horton, on behalf of the corporation, who is personally known to me.

[Signature]  
Notary Public

STEFANIE PANTZER-STEWART





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

**Andalusia Phase 1**

D.R. Horton, Inc. – Jacksonville, 4220 Race Track Road, Saint Johns, FL 32259,  
(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:

**ANDALUSIA PHASE 1**

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 18 of Jan. 2016

**WITNESS:**

Jamie Villalon  
Witness Signature

Jamie Villalon  
Print Witness Name

**OWNER:**

[Signature]  
Owner's Signature

Philip A. Fremento  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 18 day of January, 2016 by Philip A. Fremento who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: ANDALUSIA PHASE 1  
 Contractor: EARTHWORKS OF FL. LLC.  
 Developer: DR HORTON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" DR11 HDPE	LF	330	\$ 54.93	\$ 18,126.90
8" DR18 PVC	LF	4100	\$ 32.22	\$ 132,102.00
6" DR18 PVC	LF	160	\$ 26.80	\$ 4,288.00
4" DR18 PVC	LF	320	\$ 22.36	\$ 7,155.20
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" Tap, MJ Tap Gate Valve & Sleeve	Ea	1	\$ 5,047.72	\$ 5,047.72
8" MJ Gate Valve	Ea	17	\$ 1,127.48	\$ 19,167.16
6" MJ Gate Valve	Ea	8	\$ 822.64	\$ 6,581.12
4" MJ Gate Valve	Ea	2	\$ 707.29	\$ 1,414.58
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrant Assy.	Ea	8	\$ 2,794.53	\$ 22,356.24
2" Flushing Hydrant	Ea	5	\$ 813.55	\$ 4,067.75
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" DR9 Poly Single Short Services	Ea	14	\$ 467.31	\$ 6,542.34
1" DR9 Poly Single Long Services	Ea	9	\$ 522.31	\$ 4,700.79
1" DR9 Poly Double Short Services	Ea	17	\$ 588.89	\$ 10,011.13
1" DR9 Poly Double Long Services	Ea	17	\$ 643.89	\$ 10,946.13
1" DR9 Poly Lift Station Water Service	Ea	1	\$ 1,124.51	\$ 1,124.51
<b>Total Water System Cost</b>				<b>\$ 253,631.57</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: ANDALUSIA PHASE 1  
 Contractor: EARTHWORKS OF FL. LLC.  
 Developer: DR HORTON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
8" DR11 HDPE	LF	415	\$ 49.38	\$ 20,492.70
6" DR18 PVC	LF	3920	\$ 31.41	\$ 123,127.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" MJ Gate Valves	Ea	6	\$ 830.53	\$ 4,983.18
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR26 PVC	LF	4550	\$ 43.14	\$ 196,287.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR35 PVC Laterals From Main	EA	105	\$ 483.67	\$ 50,785.35
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A MH 4-6 foot deep	EA	5	\$ 4,286.17	\$ 21,430.85
Type A MH 6-8 foot deep	EA	4	\$ 4,823.97	\$ 19,295.88
Type A MH 8-10 foot deep	EA	1	\$ 5,485.70	\$ 5,485.70
Type Junction MH 8-10 foot deep	EA	1	\$ 7,810.92	\$ 7,810.92
Type A MH 10-12 foot deep	EA	5	\$ 6,023.10	\$ 30,115.50
Type Junction MH 10-12 foot deep	EA	1	\$ 6,023.10	\$ 6,023.10
Type A MH 12-14 foot deep	EA	3	\$ 6,766.88	\$ 20,300.64
Type A MH 14-16 foot deep	EA	1	\$ 13,715.75	\$ 13,715.75
Type Junction MH 14-16 foot deep	EA	2	\$ 13,715.75	\$ 27,431.50
Type A MH 16-18 foot deep	EA	1	\$ 8,281.36	\$ 8,281.36
Type Junction MH 16-18 foot deep	EA	1	\$ 15,009.05	\$ 15,009.05
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 86,616.00	\$ 86,616.00
Process Piping	Lump Sum	1	\$ 43,308.00	\$ 43,308.00
Process Structure	Lump Sum	1	\$ 70,608.33	\$ 70,608.33
Process Electrical Equipment	Lump Sum	1	\$ 32,481.00	\$ 32,481.00
Other Improvements	Lump Sum	1	\$ 19,488.60	\$ 19,488.60
<b>Total Sewer System Cost</b>				<b>\$ 823,077.61</b>



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

Utility Department

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**INTEROFFICE MEMORANDUM**

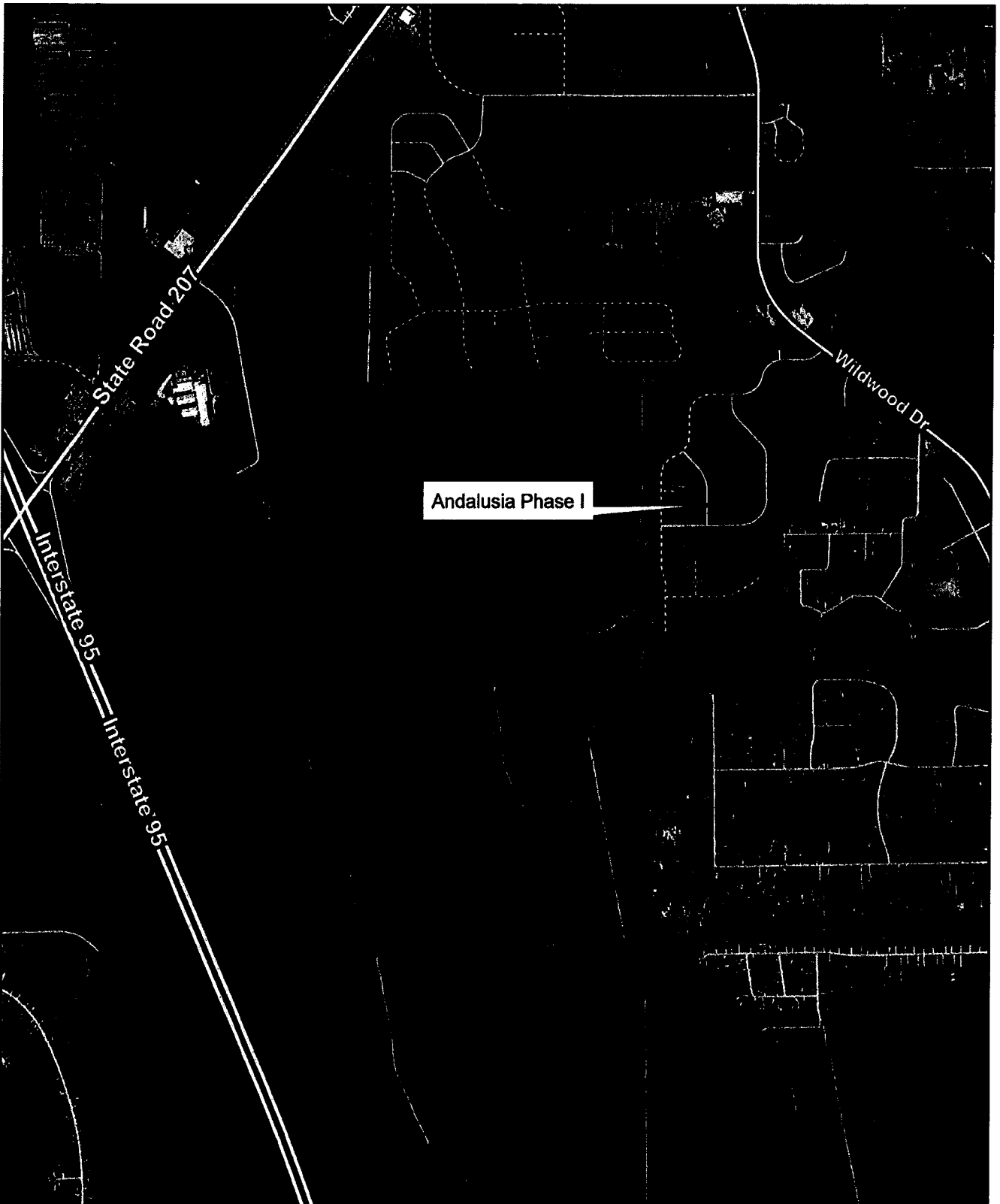
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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Andalusia Phase 1  
**DATE:** May 19, 2016

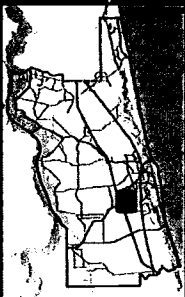
Please present the Bill of Sale, Schedule of Values, and Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Andalusia Phase 1.

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.



Andalusia Phase I



  
2013 Aerial Imagery  
0 250 500 750  
Feet  
May 24, 2016

# Andalusia Phase I

*Special Warranty Deed  
and Bill of Sale*

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0764

**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.

