

RESOLUTION NO. 2016- 317

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR CONVEYANCE OF A LIFT STATION SITE, TWO EASEMENTS FOR UTILITIES, AND A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE THE PRESERVE AT PALM VALLEY.

RECITALS

WHEREAS, Pulte Home Corporation, a Michigan corporation, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit "A", two Easements for Utilities and a Bill of Sale, attached hereto as Exhibits "B", "C" and "D" incorporated by reference and made a part hereof, to serve the Preserve at Palm Valley; and

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

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deed and Easements for Utilities for the health, safety and welfare of the citizens in that area.

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, Easements for Utilities and Bill of Sale 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 Easements for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18 day of October, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 10/21/16



EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 3rd day of May 2016 is by and from Pulte Home Corporation, whose address is 4901 Vineland Rd suite 500, Orlando FL 32811, 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:

Pump Station Tract (Tract C) as recorded in Plat Book 779, Pages 92-96

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:

Laura Duxham
Print Name: [Signature]

[Signature]
Print Name: Dawn Frisell

By: [Signature]
JUSTIN DUDLEY
Its: Director of Land Development
Pulte Home Corporation

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 3rd day of May, 2016, by Justin Dudley, of Pulte Home Corporation its Director of Land Development who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

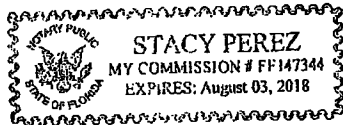


EXHIBIT "B" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28th day of JUNE, 2016
by Palte Home Corporation, with an address of
4901 Vineland Rd. Suite 500 Orlando FL 32811, hereinafter called "Grantor" to
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida,
whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called
"Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and
confirm unto Grantee a non-exclusive permanent easement and right-of-way to install,
construct, operate, maintain, repair, replace and remove pipes and mains constituting the
underground water distribution system, sewer force mains and all other equipment and
appurtenances as may be necessary or convenient for the operation of the underground
water and sewer utility services (hereinafter referred to as "Utility Lines and Associated
Equipment") over and upon the real property described on Exhibit A attached hereto (the
"Easement Area"); together with rights of ingress and egress to access the Easement Area
as necessary for the use and enjoyment of the easement herein granted. This easement is
for water and/or sewer utility services only and does not convey any right to install other
utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes
aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the
authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens
and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to
grant to others the right to use and occupy (i) the surface and air space over the Easement
Area for any purpose which is consistent with the rights herein granted to Grantee; and
(ii) subsurface of the Easement Area for other utility services or other purposes which do
not interfere with the rights herein granted to Grantee, including, without limitation, the
right to install, construct, operate, maintain, repair, replace and remove
telecommunications, telephone, telegraph, electric, gas and drainage facilities and
foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Aubrey D. Crosby Jr.
Witness

Aubrey D. Crosby Jr.
Print Name

Judy Agliata
Witness

Judy Agliata
Print Name

Justin Dudley
By: [Signature]
Its: Director of Land Development

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 28th day of JUNE, 2016 by JUSTIN DUDLEY who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

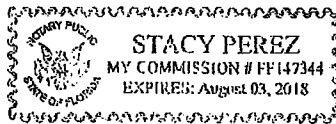


EXHIBIT "A"
EASEMENT AREA



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

June 20, 2016
Preserve at Palm Valley

Work Order No. 15-004.00
File No. 123G-33.00E

St. Johns County Utility Department Utility Easement

A portion of Lot 14 and Tract "B" as depicted on Preserve at Palm Valley, a plat recorded in Map Book 79, pages 92 through 96 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

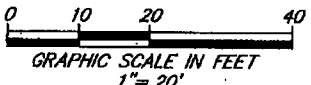
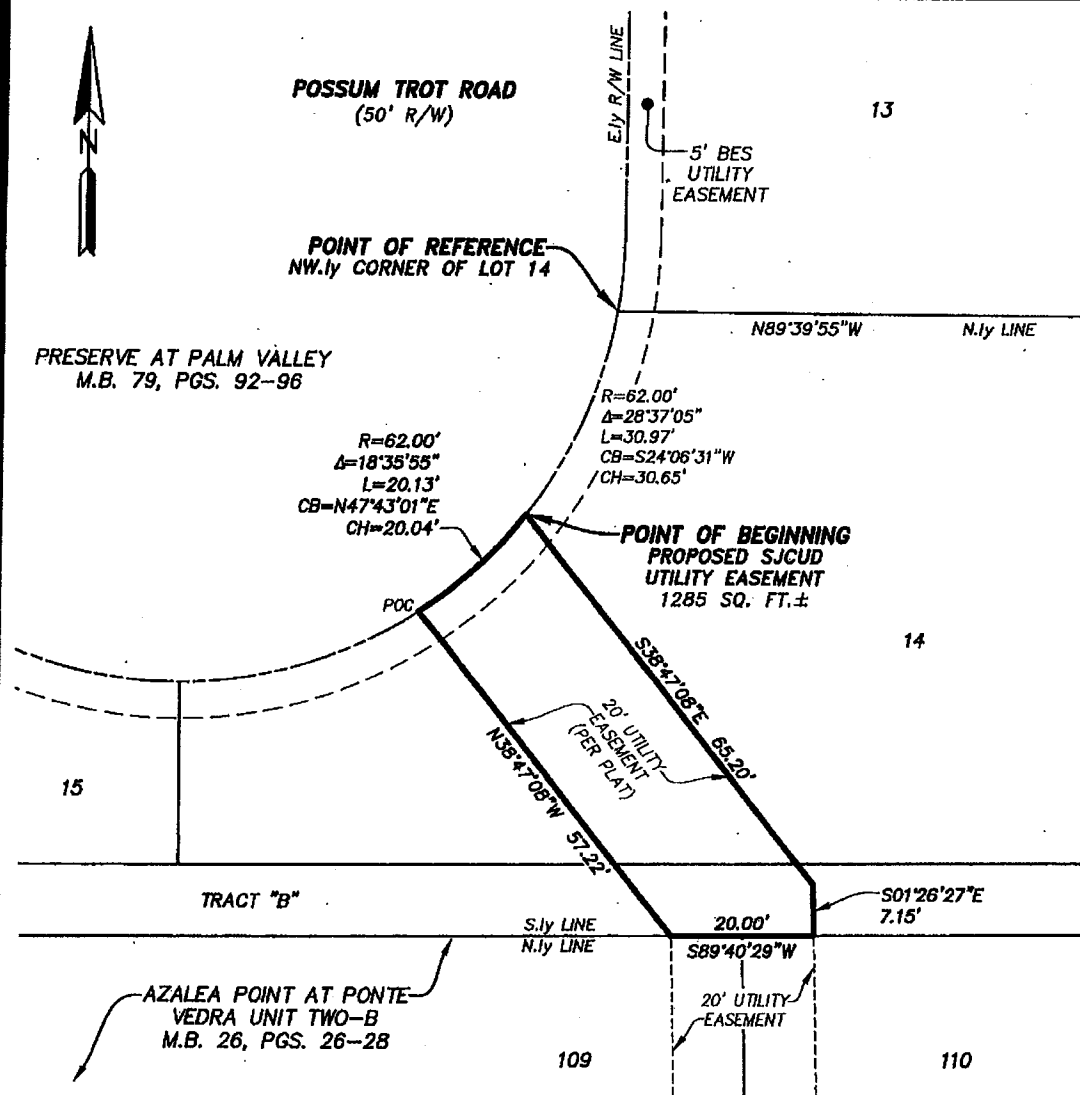
For a Point of Reference, commence at the Northwestern corner of said Lot 14, said corner lying on the Easterly right of way line of Possum Trot Road, a 50 foot right of way as presently established; thence Southwesterly, along said Easterly right of way line and along the arc of a curve concave Northwesterly having a radius of 62.00 feet, through a central angle of $28^{\circ}37'05''$, an arc length of 30.97 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $24^{\circ}06'31''$ West, 30.65 feet.

From said Point of Beginning, thence South $38^{\circ}47'08''$ East, departing said Easterly right of way line, 65.20 feet; thence South $01^{\circ}26'27''$ East, 7.15 feet to a point lying on the Southerly line of said Preserve at Palm Valley, said line also being the Northerly line of Azalea Point at Ponte Vedra Unit Two-B, a plat recorded in Map Book 26, pages 26 through 28, of said Public Records; thence South $89^{\circ}40'29''$ West, along said Northerly and Southerly lines, 20.00 feet; thence North $38^{\circ}47'08''$ West, departing said Northerly and Southerly lines, 57.22 feet to a point lying on said Easterly right of way line of Possum Trot Road; thence Northeasterly, along said Easterly right of way line and along the arc of a curve concave Northwesterly having a radius of 62.00 feet, through a central angle of $18^{\circ}35'55''$, an arc length of 20.13 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $47^{\circ}43'01''$ East, 20.04 feet.

Containing 1285 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF LOT 14 AND TRACT "B" AS DEPICTED ON PRESERVE AT PALM VALLEY, A PLAT RECORDED IN MAP BOOK 79, PAGES 92 THROUGH 96, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - BES BEACHES ENERGY SERVICES
 - SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
 - SQ. FT. SQUARE FEET

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF LOT 14 AS BEING NORTH 89°39'55" WEST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS - PLANNERS - CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=20'

DATE: JUNE 20, 2016

EXHIBIT "C" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28th day of JUNE, 2016 by Pulte Home Corporation, with an address of 4901 Vinland Rd Suite 500 Orlando FL 32811, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Andy D. Crosby
Witness

Andrew D. Crosby, Jr.
Print Name

Judy Agliate
Witness

Judy Agliate
Print Name

JUSTIN DUDLEY
By [Signature]
Its: Director of LAND Development

State of FLORIDA
County of ST JOHN'S

The foregoing instrument was acknowledged before me this 28th day of JUNE, 2016, by JUSTIN DUDLEY who is personally known to me or has produced _____ as identification.

Stacy Perez
Notary Public

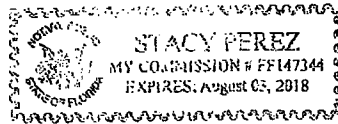


EXHIBIT "A"
EASEMENT AREA



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

June 21, 2016
Preserve at Palm Valley

Work Order No. 15-004.00
File No. 123G-33.00F

St. Johns County Utility Department Utility Easement 2

A portion of Tract "D" as depicted on Preserve at Palm Valley, a plat recorded in Map Book 79, pages 92 through 96 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

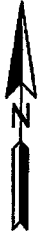
For a Point of Reference, commence at the Northwesterly corner of Lot 11 as depicted on said Preserve at Palm Valley, said corner lying on the Easterly right of way line of Possum Trot Road, a 50 foot right of way as presently established; thence North $00^{\circ}20'05''$ East, along said Easterly right of way line, 5.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $00^{\circ}20'05''$ East, along said Easterly right of way line of Possum Trot Road, 40.00 feet; thence South $89^{\circ}39'55''$ East, departing said Easterly right of way line, 5.00 feet to the Northwesterly corner of Tract "C" (Pump Station) as depicted on said Preserve at Palm Valley; thence South $00^{\circ}20'05''$ West, along the Westerly line of said Tract "C", 40.00 feet to the Southwesterly corner thereof; thence North $89^{\circ}39'55''$ West, 5.00 feet to the Point of Beginning.

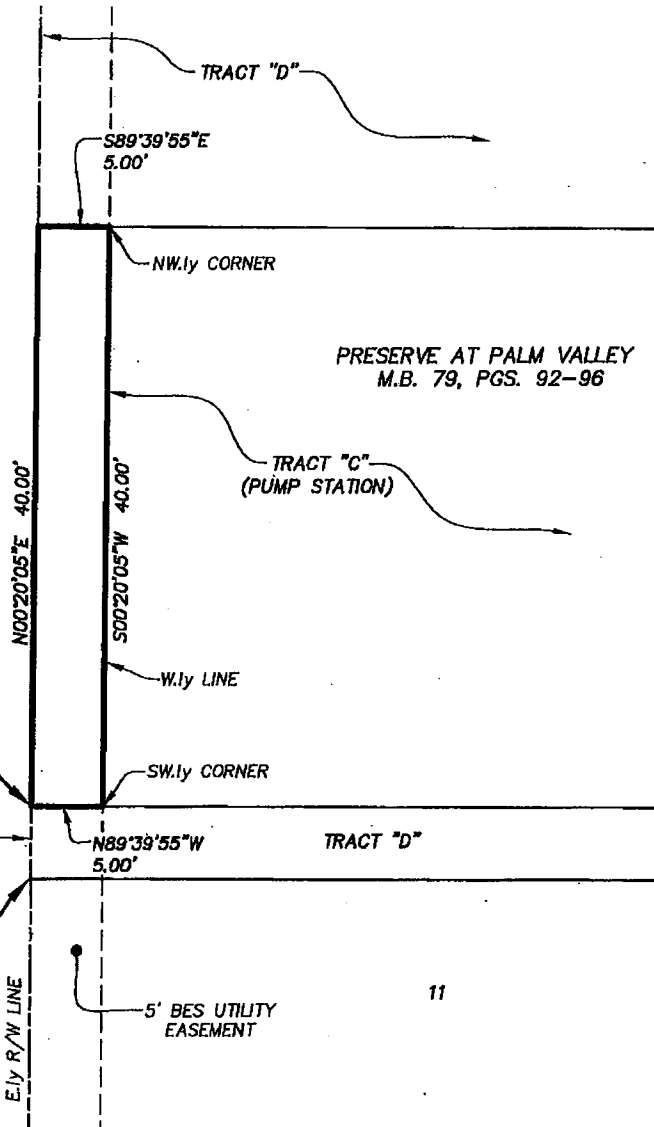
Containing 200 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF TRACT "D" AS DEPICTED ON PRESERVE AT PALM VALLEY, A PLAT RECORDED IN MAP BOOK 79, PAGES 92 THROUGH 96, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



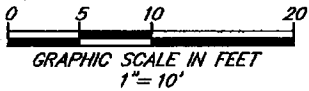
POSSUM TROT ROAD
(50' R/W)



POINT OF BEGINNING
PROPOSED SJUD
UTILITY EASEMENT 2
200 SQ. FT.±

N00°20'05\"/>

POINT OF REFERENCE
NW.ly CORNER OF LOT 11



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF POSSUM TROT ROAD AS BEING NORTH 00°20'05\"/>

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT OF WAY
BES	BEACHES ENERGY SERVICES
SJUD	ST. JOHNS COUNTY UTILITY DEPARTMENT
SQ. FT.	SQUARE FEET



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS

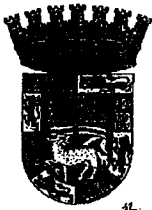
14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=20'

DATE: JUNE 21, 2016



BILL OF SALE
UTILITY IMPROVEMENTS
for

THE PRESERVE AT PALM VALLEY- POSSUM TROT PUD

Pulte Home Corporation, (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 Exhibit A- Schedules of Values for The Preserve at Palm Valley- Possum Trot PUD

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 20th of July, 2016.

WITNESS:

Andrew D. Crosby
Witness Signature

Andrew D. Crosby
Print Witness Name

OWNER:

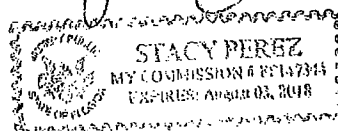
Justin Dudley
Owner's Signature

Justin Dudley
Print Owner's Name

State of Florida
County of ST JOHNS

The foregoing instrument was acknowledged before me this 20th day of July, 2016, by Justin Dudley who is personally known to me or has produced _____ as identification.

Stacy Perez
Notary Public





St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: The Preserve At Palm Valley- Possum Trot PUD

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte Homes

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Pipe (Size, Type, Sch, Class)				
	8" DR18 PVC	LF	2274	\$ 30.55	\$ 69,470.70
	6" DR18 PVC	LF	20	\$ 13.74	\$ 274.80
	2" DR18 PVC	LF	140	\$ 17.41	\$ 2,437.40
					\$ -
					\$ -
					\$ -
					\$ -
(2)	Water Valve (Size and Type)				
	8" Gate Valve	EA	3	\$ 1,406.69	\$ 4,220.07
	6" Gate Valve	EA	3	\$ 1,239.54	\$ 3,718.62
	4" Gate Valve	EA	1	\$ 899.62	\$ 899.62
					\$ -
					\$ -
					\$ -
(3)	Water Access Valve and Meter				
	Fire Hydrant	EA	3	\$ 1,999.99	\$ 5,999.97
	2" Flushing Hydrant	EA	1	\$ 826.75	\$ 826.75
					\$ -
					\$ -
(4)	Water Service (Type)				
	Single Water Service	EA	17	\$ 350.15	\$ 5,952.55
	Double Water Service	EA	4	\$ 550.25	\$ 2,201.00
					\$ -
					\$ -
Total Water System Cost					\$ 96,001.48

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: The Preserve At Palm Valley- Possum Trot PUD

Contractor: Vallencourt Construction Company

Developer: Pulte Homes

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
2" PVC DR18 Force Main	LF	500	\$ 22.56	\$ 11,280.00
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
Sewer Valves (Size and Type)				
2" Gate Valve	EA	2	\$ 350.00	\$ 700.00
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	1131	\$ 45.91	\$ 51,924.21
			\$	-
			\$	-
			\$	-
Laterals (Size and Type)				
6" SDR 26 PVC	EA	24	\$ 640.13	\$ 15,363.12
			\$	-
			\$	-
			\$	-
Manholes (Size and Type)				
Type A				
4-6 Foot Deep	EA	3	\$ 2,787.84	\$ 8,363.52
6-8 Foot Deep	EA	2	\$ 3,325.56	\$ 6,651.12
8-10 Foot Deep	EA	3	\$ 4,151.69	\$ 12,455.07
			\$	-
Uned MH				
8-10 Foot Deep	EA	1	\$ 6,516.87	\$ 6,516.87
10-12 Foot Deep	EA	1	\$ 8,897.75	\$ 8,897.75
Lift Station: 327, Possum Trot Road				
Mechanical Equipment	LS	1	\$ 29,452.63	\$ 29,452.63
Process Piping	LS	1	\$ 15,489.00	\$ 15,489.00
Process Structure	LS	1	\$ 69,459.00	\$ 69,459.00
Process Electrical Equipment	LS	1	\$ 20,163.00	\$ 20,163.00
Other Improvements	LS	1	\$ 2,309.37	\$ 2,309.37
Total Sewer System Cost				\$ 259,024.66



St. Johns County Board of County Commissioners

Utility Department

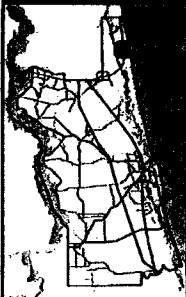
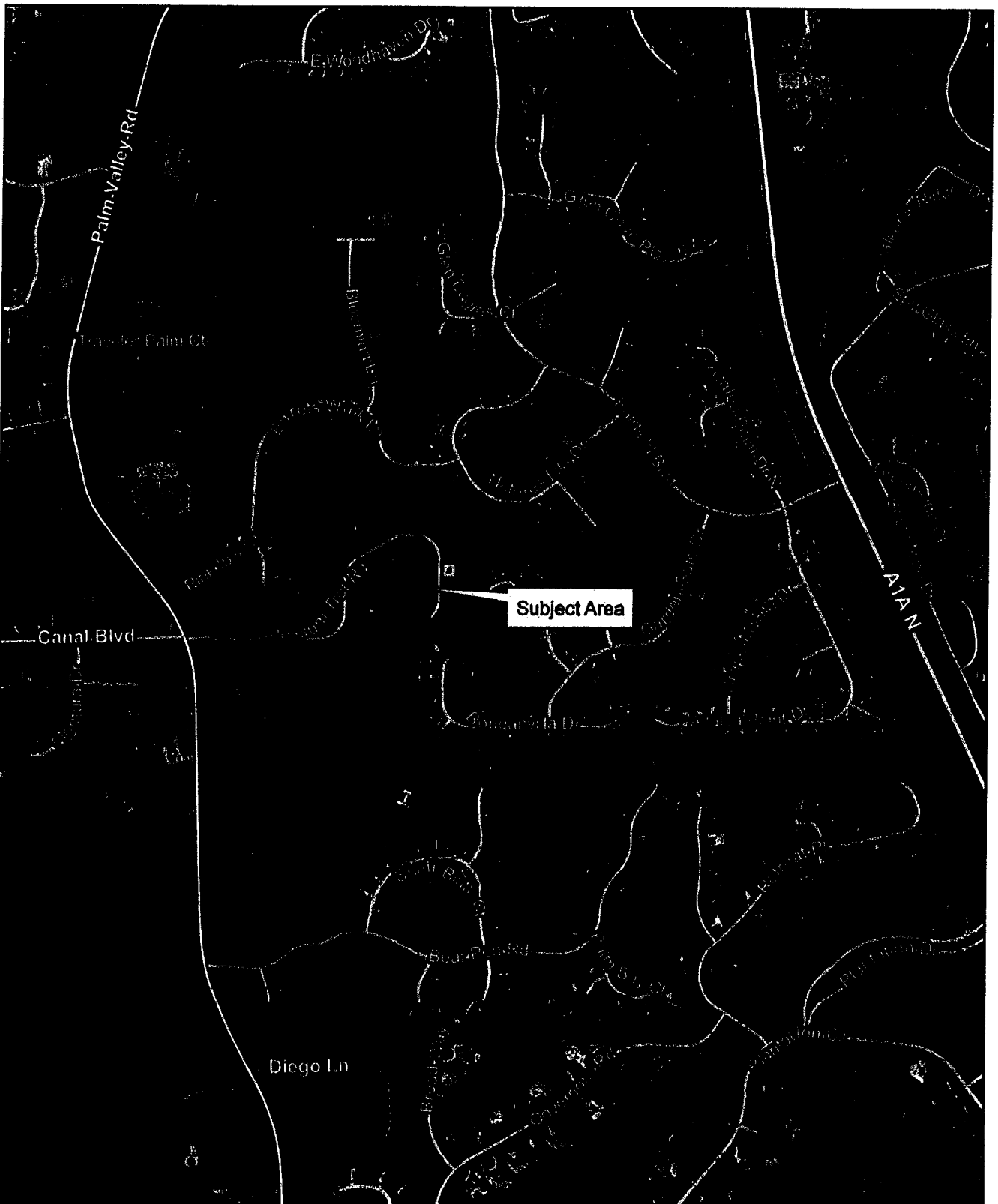
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Preserve @ Palm Valley
DATE: August 30, 2016

Please present the Easement, Bill of Sale, Schedule of Values and Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Preserve @ Palm Valley.

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.



2013 Aerial Imagery
 0 100 200 300 400 500
 Feet
 September 20, 2016

Preserve at Palm Valley

*Special Warranty Deed,
 Easement for Utilities
 and Bill of Sale*

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

Disclaimer:
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 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 herein.

