

RESOLUTION NO. 2017- 54

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 CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES SERVING ASHBY LANDING SOUTH LOCATED OFF DOBBS ROAD CUTOFF.

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 Ashby Landing South; 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 in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of February, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halteimar
Deputy Clerk

RENDITION DATE 2/23/17

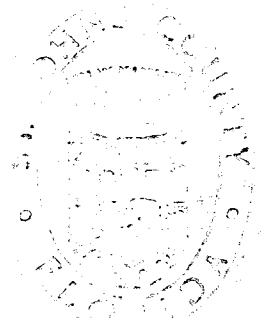


EXHIBIT "A" TO RESOLUTION

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 23 day of September 2016 is by and from D.R. Horton, Inc. - Jacksonville, 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 Ashby Landing South

Tract "A", Ashby Landing South, as shown on plat recorded in Map Book 80, pages 77 through 91, 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, Inc. – Jacksonville,
a Delaware corporation

Matt Sluante
Print Name: Matt Sluante

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

[Signature]
Print Name: Anthony Sharp

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 23 day of September, 2016, by Philip A. Fremento, D. R. Horton, Inc. – Jacksonville, a Delaware corporation, its Vice President, who is personally known to me.

Jamie Villalon
Notary Public

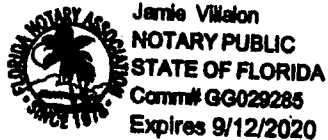


EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

ASHBY LANDING SOUTH

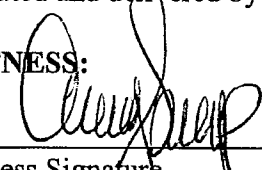
D.R. Horton, Inc. – Jacksonville, 4220 Race Track Road, Saint Johns, FL 32259, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

Ashby Landing South
(See 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 22 of September, 2016.

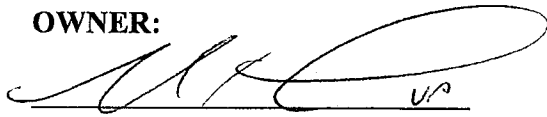
WITNESS:



Witness Signature
Anthony Sharp

Print Witness Name

OWNER:




Owner's Signature
Philip A. Fremento, Vice President

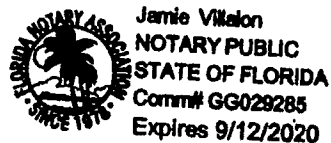
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 22 day of September, 2016, by Philip A. Fremento who is personally known to me or has produced _____ as identification.



Notary Public





St. Johns County Utility Department

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Schedule of Values

"EXHIBIT A"

Project Name:

ASHBY LANDING SOUTH

Contractor:

JAX UTILITIES MANAGEMENT, INC.

Developer:

D. R. HORTON, INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 11	LF	80	\$ 114.00	\$ 9,120.00
8" DR 18	LF	4680	\$ 17.00	\$ 79,560.00
6" DR 18	LF	0	\$ 20.00	\$ -
4" DR 18	LF	0	\$ 15.00	\$ -
2" DR 9	LF	0	\$ 13.00	\$ -
Water Valves (Size and Type)				
10" TAPPING VALVE	Ea	0	\$ -	\$ -
8" GATE VALVE	Ea	9	\$ 1,400.00	\$ 12,600.00
6" GATE VALVE	Ea	7	\$ 1,200.00	\$ 8,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	7	\$ 2,800.00	\$ 19,600.00
FLUSH HYDRANT	Ea	2	\$ 1,100.00	\$ 2,200.00
			\$ -	\$ -
Sevices (Size and Type)				
SINGLE 1" SERVICE	Ea	78	\$ 700.00	\$ 54,600.00
DOUBLE 1" SERVICE	Ea	25	\$ 1,100.00	\$ 27,500.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 213,580.00



St. Johns County Utility Department
Asset Management
Schedule of Values
"EXHIBIT A"

Project Name: ASHBY LANDING SOUTH
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: D. R. HORTON, INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR 11	LF	120	\$ 90.00	\$ 10,800.00
4" DR 25	LF	1880	\$ 22.00	\$ 41,360.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" TAPPING VALVE	Ea	1	\$ 2,500.00	\$ 2,500.00
4" GATE VALVE	Ea	4	\$ 1,000.00	\$ 4,000.00
AIR RELEASE VALVE ASSEMBLY	Ea	2	\$ 3,500.00	\$ 7,000.00
4" PUMP OUT ASSEMBLY	Ea	1	\$ 3,000.00	\$ 3,000.00
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	3416	\$ 45.00	\$ 153,720.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR 35	EA	128	\$ 650.00	\$ 83,200.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	4	\$ 2,900.00	\$ 11,600.00
6-8 foot deep Type A	EA	3	\$ 3,400.00	\$ 10,200.00
8-10 foot deep Type A	EA	2	\$ 3,800.00	\$ 7,600.00
10-12 foot deep Type A	EA	3	\$ 4,400.00	\$ 13,200.00
> 12 foot deep Type A	EA	1	\$ 5,000.00	\$ 5,000.00
12+ foot deep Type B	EA	2	\$ 14,000.00	\$ 28,000.00
10-12 foot deep Type B	EA	1	\$ 11,500.00	\$ 11,500.00
4-6 foot deep Type B	EA	1	\$ 8,500.00	\$ 8,500.00
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 67,206.00	\$ 67,206.00
Process Piping	Lump Sum	1	\$ 28,500.00	\$ 28,500.00
Process Structure	Lump Sum	1	\$ 45,000.00	\$ 45,000.00
Process Electrical Equipment	Lump Sum	1	\$ 18,000.00	\$ 18,000.00
Other Improvements	Lump Sum	1	\$ 38,500.00	\$ 38,500.00
			Total Sewer System Cost	\$ 598,386.00



EXHIBIT "C" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

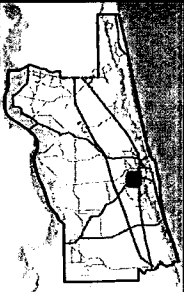
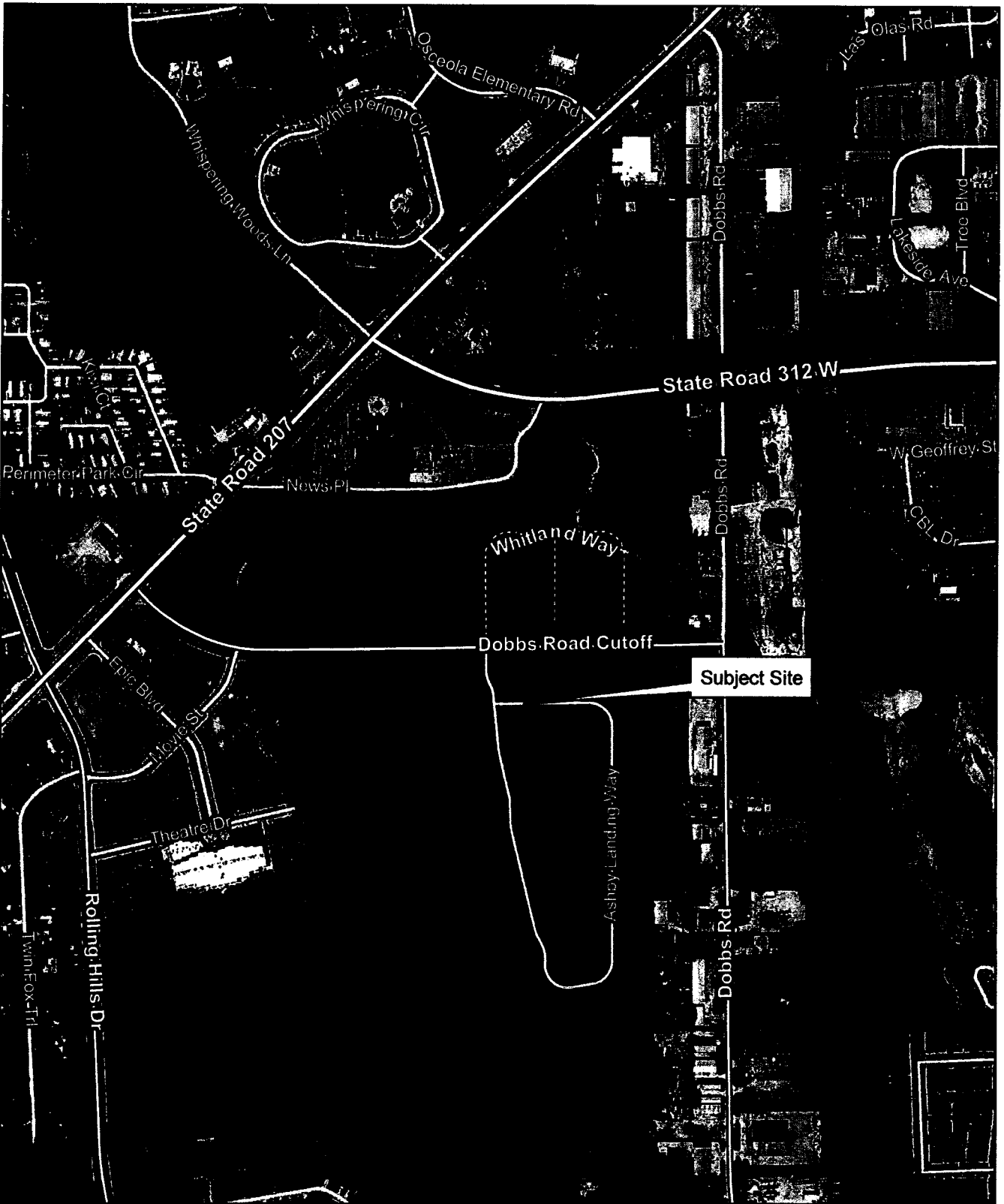
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Ashby Landing PUD
DATE: January 4, 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 Ashby Landing PUD.

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 100200
 Feet
 January 23, 2017

Ashby Landing South

*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.

