

**RESOLUTION NO. 2018- 148**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES SERVING ANDALUSIA PHASE 2 LOCATED OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, Earthworks of Florida, LLC, has executed and presented to the County a Final Release of Lien, and a Warranty, attached hereto as Exhibits "A," and "B," incorporated by reference and made a part hereof, for work performed at Andalusia Phase 2 located off Wildwood Drive; and

**WHEREAS**, D.R. Horton, Inc. - Jacksonville, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines serving Andalusia Phase 2 located off Wildwood Drive; 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 "D," 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 Final Release of Lien, Warranty, 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 Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5<sup>th</sup> day of June, 2018.

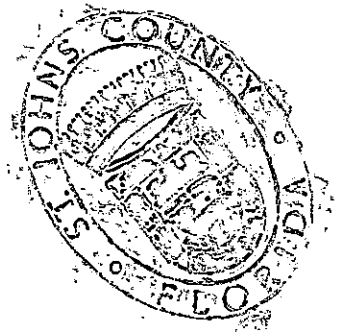
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By:   
Deputy Clerk

RENDITION DATE 6/7/18





**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$ 282,793.03. TWO HUNDRED EIGHTY TWO THOUSAND SEVEN HUNDRED NINETY THREE DOLLARS AND THREE CENTS. Hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 19, 2017 to D.R. Horton, Inc - Jacksonville, to the following described property:

**ANDALUSIA PHASE 2**

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 19<sup>th</sup> of June 2017.

WITNESS:

Joanna L. Young  
Witness Signature

Joanna L. Young, Project Administrator

OWNER: Earthworks of Florida, LLC.

Jeffery T. Cook  
Contractor's Signature

Jeffery T. Cook, Managing Member

State of FLORIDA  
County of BAKER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2017, by Jeffery T. Cook, Managing Member who is personally known to me or has produced \_\_\_\_\_ as identification.

Robin L. Smith  
Notary Public



ROBIN LYNN SMITH  
MY COMMISSION # FF 087384  
EXPIRES: January 26, 2018  
Bonded Thru Budget Notary Services



EXHIBIT "A" TO FINAL RELEASE OF LIEN  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: ANDALUSIA PHASE 2  
 Contractor: EARTHWORKS OF FLORIDA, LLC.  
 Developer: DR HORTON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" DR11 HDPE	LF	80	\$ 95.89	\$ 7,671.20
8" DR11 HDPE	LF	80	\$ 72.60	\$ 5,808.00
8" DR 18 PVC	LF	1240	\$ 25.71	\$ 31,880.40
6" DR18 PVC	LF	900	\$ 22.53	\$ 20,277.00
4" DR18 PVC	LF	580	\$ 19.50	\$ 11,310.00
2" POLY PIPE	LF	200	\$ 17.50	\$ 3,500.00
<b>Water Valves (Size and Type)</b>				
8" VALVE	Ea	2	\$ 1,199.84	\$ 2,399.68
6" VALVE	Ea	3	\$ 903.24	\$ 2,709.72
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
8X6" FIRE HYDRANT	Ea	1	\$ 3,922.49	\$ 3,922.49
6"X6" FIRE HYDRANT		1	\$ 3,691.47	\$ 3,691.47
			\$ -	\$ -
<b>Services (Size and Type)</b>				
SINGLE SHORT SERVICE	EA	6	\$ 560.12	\$ 3,360.72
SINGLE LONG SERVICE	Ea	3	\$ 636.52	\$ 1,909.56
DOUBLE SHORT SERVICE	EA	19	\$ 720.39	\$ 13,687.41
DOUBLE LONG SERVICE	EA	10	\$ 799.71	\$ 7,997.10
<b>Total Water System Cost</b>				<b>\$ 120,124.75</b>

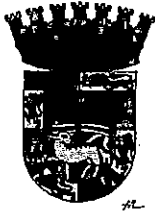


**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: ANDALUSIA PHASE 2  
 Contractor: EARTHWORKS OF FLORIDA, LLC  
 Developer: DR HORTON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26	LF	2030	\$ 44.86	\$ 91,065.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR 35 PVC	EA	57	\$ 457.74	\$ 26,091.18
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
TYPE "A" MH 4'-6" DEEP	EA	2	\$ 3,500.00	\$ 7,000.00
TYPE "A" JUNCTION MH 4'-6" DEEP	EA	1	\$ 5,030.00	\$ 5,030.00
TYPE "A" JUNMCTION MH 6'-8" DEEP	EA	2	\$ 6,020.00	\$ 12,040.00
TYPE "A" JUNMCTION MH 8'-10" DEEP	EA	1	\$ 6,900.00	\$ 6,900.00
TYPE "A" JUNMCTION MH 12-14" DEEP	EA	1	\$ 8,770.00	\$ 8,770.00
TYPE "A" MH 12-14" DEEP	EA	1	\$ 5,771.30	\$ 5,771.30
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 162,668.28</b>

EXHIBIT "B" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: June 19, 2017

Project Title: Andalusia Phase 2  
St. Johns County, Florida

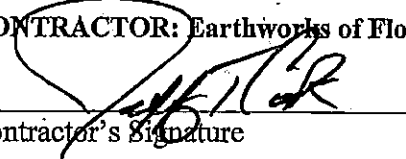
FROM: Earthworks of Florida, LLC.  
11932 North State Road 121  
Macclenny, FL 32063

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

CONTRACTOR: Earthworks of Florida, LLC.

  
Contractor's Signature

**JEFFERY T. COOK, MANAGING MEMBER**

State of FLORIDA  
County of BAKER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2017, by Jeffery T. Cook, Managing Member who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public



ROBIN LYNN SMITH  
MY COMMISSION # FF 067384  
EXPIRES: January 25, 2018  
Bonded Thru Budget Notary Services

EXHIBIT "C" TO RESOLUTION



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

**Andalusia Phase 2**

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 2**

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 16 of JUNE, 2017.

**WITNESS:**

[Signature]  
Witness Signature

SHANE T. RICCI  
Print Witness Name

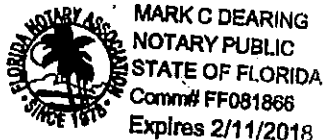
**OWNER:** D.R. Horton, Inc. - Jacksonville

[Signature]  
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 16<sup>th</sup> day of JUNE, 2017, by Philip A. FREMENTO, V.P. of D.R. Horton, Inc. - Jacksonville who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public



EXHIBIT "A" TO BILL OF SALE  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: ANDALUSIA PHASE 2  
 Contractor: EARTHWORKS OF FLRIDA, LLC.  
 Developer: DR.HORTON

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<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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 Developer: DR HORTON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
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			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
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<b>Total Sewer System Cost</b>			<b>\$</b>	<b>162,668.28</b>



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

Utility Department

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INTEROFFICE MEMORANDUM

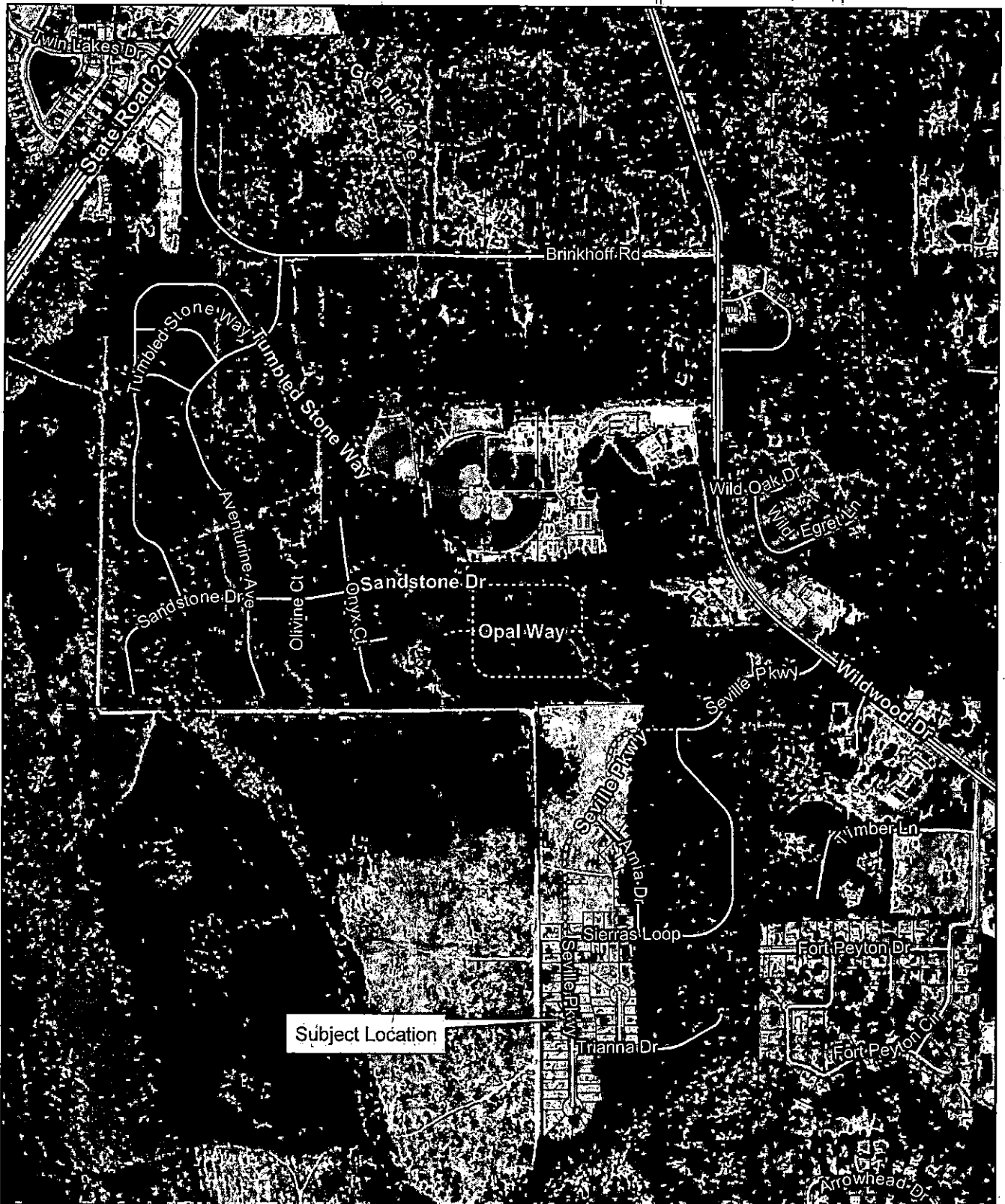
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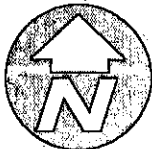
TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Andalusia Phase 2  
DATE: April 3, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Andalusia Phase 2.

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  
 0 250 500  
 Feet  
 May 8, 2018

**Bill of Sale, Warranty,  
 Final Release of Lien**  
  
*Andalusia Phase 2*

**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.

