

RESOLUTION NO. 2018- 158

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 DEERFIELD PRESERVE PHASE 3 LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Watson Civil Construction, Inc., a Florida corporation, 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 Deerfield Preserve Phase 3 located off State Road 207; and

WHEREAS, D.R. Horton, Inc. - Jacksonville, a Delaware corporation, 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 Deerfield Preserve Phase 3 located off State Road 207; 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's 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 19 day of June, 2018.

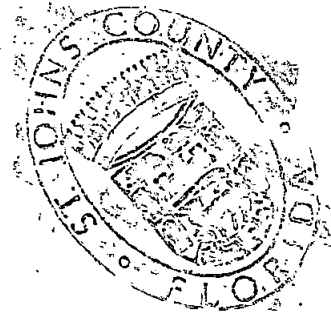
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 6/22/18





FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$452,872.00 (four hundred fifty-two thousand eight hundred seventy-two dollars and zero cents) waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 14, 2018 to D.R. Horton, Inc. - Jacksonville to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR DEERFIELD PRESERVE PHASE 3"

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 14th of March, 2018.

WITNESS:

Beckley
Witness Signature

BLAKE KIMNEY
Print Witness Name

OWNER: Watson Civil Construction, Inc
Roger Bailey - Vice President
Lienor's Signature

ROGER BAILEY
Print Lienor's Name

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 14th day of MARCH, 2018, by ROGER BAILEY who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

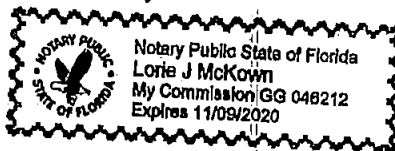




EXHIBIT "A" TO FINAL RELEASE OF LIEN
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Deerfield Preserve Phase 3
Contractor:	Watson Civil Construction, Inc.
Developer:	D.R. Horton, Inc. - Jacksonville

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
10" DR-11 HPDE WM	LF	\$ 80.00	\$ 2,400.00
08" DR-18 PVC WM	LF	\$ 22.00	\$ 77,220.00
04" DR-18 PVC WM	LF	\$ 16.00	\$ 2,640.00
		\$ -	\$ -
		\$ -	\$ -
Water Valves (Size and Type)			
08" Gate Valve WM	EA	\$ 1,600.00	\$ 6,400.00
04" Gate Valve WM	EA	\$ 1,000.00	\$ 1,000.00
2" Flushing Valve WM	EA	\$ 2,000.00	\$ 2,000.00
		\$ -	\$ -
		\$ -	\$ -
Hydrants Assembly (Size and Type)			
Fire Hydrant Complete WM	EA	\$ 4,500.00	\$ 22,500.00
		\$ -	\$ -
		\$ -	\$ -
Services (Size and Type)			
1" Single Service	EA	\$ 850.00	\$ 5,100.00
1" Double Service	EA	\$ 1,700.00	\$ 86,700.00
		\$ -	\$ -
		\$ -	\$ -
Total Water System Cost			\$ 205,960.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Deerfield Preserve Phase 3

Contractor:

Watson Civil Construction, Inc.

Developer:

D.R. Horton, Inc. - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
08" Sanitary Sewer (00' - 06') - SDR-26	LF	855	\$ 25.00	\$ 21,375.00
08" Sanitary Sewer (06' - 08') - SDR-26	LF	902	\$ 36.00	\$ 32,472.00
08" Sanitary Sewer (08' - 10') - SDR-26	LF	617	\$ 44.00	\$ 27,148.00
08" Sanitary Sewer (10' - 12') - SDR-26	LF	533	\$ 49.00	\$ 26,117.00
Laterals (Size and Type)				
6" Single Sanitary Sewer Service	EA	104	\$ 850.00	\$ 88,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A Sanitary Manhole (00' -06')	EA	6	\$ 3,800.00	\$ 22,800.00
Type A Sanitary Manhole (06' -08')	EA	2	\$ 3,800.00	\$ 7,600.00
Type A Sanitary Manhole (08' -10')	EA	3	\$ 3,800.00	\$ 11,400.00
Type A Sanitary Manhole (10' -12')	EA	1	\$ 3,800.00	\$ 3,800.00
Type A Sanitary Manhole, Junction (06' - 08")	EA	1	\$ 5,800.00	\$ 5,800.00
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 246,912.00

EXHIBIT "B" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: March 14, 2018

Project Title: Deerfield Preserve – Phase 3
St. Johns County, Florida

FROM: Watson Civil Construction, Inc.
319 West Town Place, Suite 25
St. Augustine, FL 32092

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:

Roger Bailey - Vice President
Contractor's Signature

ROGER BAILEY
Print Contractor's Name

State of FLORIDA
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of MARCH, 2018, by ROGER BAILEY who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

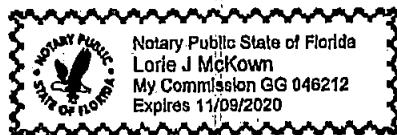


EXHIBIT "C" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

DEERFIELD PRESERVE - PHASE 3

DR Horton, Inc. – Jacksonville, 4220 Race Track Road, St. 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:

See Exhibit "A" Schedule of Values For: Deerfield Preserve - Phase 3

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 21st of JUNE 2017.

WITNESS:

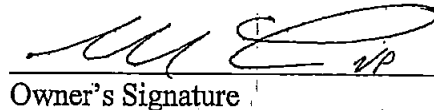


Witness Signature

DAVID M. TAYLOR

Print Witness Name

OWNER:




Owner's Signature

Philip A. Fremento, Vice President of
D. R. Horton, Inc. - Jacksonville

Print Owner's Name

State of Florida
County of DUVAL

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2017, by PHILIP A. FREMENTO who is personally known to me or has produced _____ as identification.



Notary Public
RACHEL T. O'BRIEN
MY COMMISSION # FF986933
EXPIRES: July 21, 2020



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

Project Name:	Deerfield Preserve Phase 3
Contractor:	Watson Civil Construction, Inc.
Developer:	D.R. Horton, Inc. - Jacksonville

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
10" DR-11 HPDE WM	LF	30	\$ 80.00
08" DR-18 PVC WM	LF	3,510	\$ 22.00
04" DR-18 PVC WM	LF	165	\$ 16.00
		\$ -	\$ -
		\$ -	\$ -
Water Valves (Size and Type)			
08" Gate Valve WM	EA	4	\$ 1,600.00
04" Gate Valve WM	EA	1	\$ 1,000.00
2" Flushing Valve WM	EA	1	\$ 2,000.00
		\$ -	\$ -
		\$ -	\$ -
Hydrants Assembly (Size and Type)			
Fire Hydrant Complete WM	EA	5	\$ 4,500.00
		\$ -	\$ -
		\$ -	\$ -
Services (Size and Type)			
1" Single Service	EA	6	\$ 850.00
1" Double Service	EA	51	\$ 1,700.00
		\$ -	\$ -
		\$ -	\$ -
Total Water System Cost			\$ 205,960.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Deerfield Preserve Phase 3
Contractor:	Watson Civil Construction, Inc.
Developer:	D.R. Horton, Inc. - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
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Type A Sanitary Manhole (00' - 06')	EA	6	\$ 3,800.00	\$ 22,800.00
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Type A Sanitary Manhole, Junction (06' - 08")	EA	1	\$ 5,800.00	\$ 5,800.00
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 246,912.00

EXHIBIT "D" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

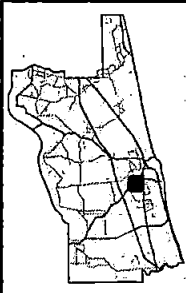
INTEROFFICE MEMORANDUM

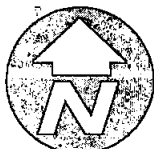
TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Deerfield Preserve Phase 3
DATE: March 7, 2018

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 Deerfield Preserve Phase 3.

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 7, 2018

**Bill of Sale, Warranty,
 Final Release of Lien**

Deerfield Preserve Phase 3

**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.

