

RESOLUTION NO. 2018- 160

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 WINDWARD RANCH AMENITY CENTER LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Vallencourt Construction Company, Inc. 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 the Windward Ranch Amenity Center located off State Road 16; and

WHEREAS, Lennar Homes, LLC 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 the Windward Ranch Amenity Center located off State Road 16; 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.

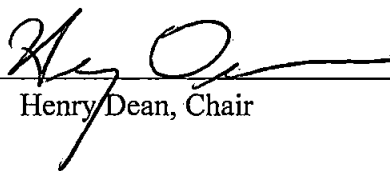
Section 2. The above described Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners 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

RENDITION DATE 6/22/18

By: 
Deputy Clerk

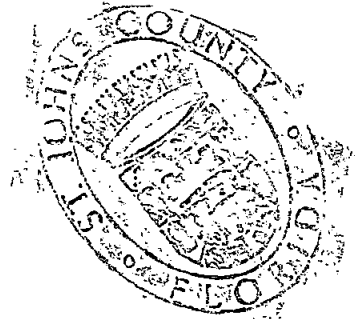


EXHIBIT "A" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$2,526.13 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 03-07-2018 to Lennar Homes to the following described property:

See Exhibit A

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 7th of Mar, 18.

WITNESS:

B. G. Bass
Witness Signature

B. G. Bass
Print Witness Name

OWNER:

Michael Vallencourt II
Lienor's Signature

Michael Vallencourt II
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 7th day of March, by Michael A. Vallencourt II who is personally known to me or has produced _____ as identification.

Beverly Sikes
Notary Public

NOTARY PUBLIC
STATE OF FLORIDA
BEVERLY SIKES
Commission # GG 182491
Expires February 27, 2022
Bonded Thru Budget Notary Services

EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Amenity Center

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	Each	1	\$ 576.57	\$ 576.57
				\$ -
				\$ -
Manholes (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station: 247 Coco Point St, Augustine, FL 32092				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 576.57



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Amenilty Center

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type, & Pipe Class)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	2" Water Service	EA	2	\$ 675.25	\$ 1,350.50
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 1,350.50

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Amenity Center

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and type)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and type)				\$ -
					\$ -
					\$ -
(1)	Services (Size and type)				
	Single Water Service	EA	1	\$ 599.06	\$ 599.06
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 599.06

Note: Asset Type (1) Water Pipeline and Appurteances

EXHIBIT "B" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 01-25-2018

Project Title: Windward Ranch Amenity Center
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.


1701 Blanding Blvd
Middleburg, FL 32068

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:

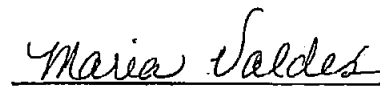

Contractor's Signature

Michael Vallencourt II

Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 25th day of January, 2018, by Michael A. Vallencourt II who is personally known to me or has produced _____ as identification.


Notary Public

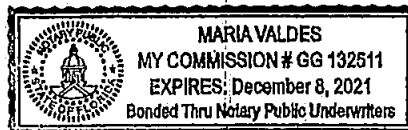


EXHIBIT "C" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for
(Windward Ranch Amenity)

(Lennar Homes, LLC; 9440 Philips Highway, Suite 7, Jacksonville, FL 32256),
(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)

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 26 of February 2018.

WITNESS:

Witness Signature

Joe Parson

Print Witness Name

OWNER:

Owner's Signature

Scott Keiling

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 26 day of
February, 2018, by Scott Keiling
who is personally known to me or has produced _____ as
identification.



Notary Public

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Amenity Center

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	Each	1	\$ 576.57	\$ 576.57
				\$ -
				\$ -
Manholes (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station: 247 Coco Point St. Augustine, FL 32092				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 576.57



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Amenity Center

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valve (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				
	2" Water Service	EA	2	\$ 675.25	\$ 1,350.50
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 1,350.50

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department,

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Amenity Center

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants/Assembly (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	1	\$ 599.06	\$ 599.06
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 599.06

Note: Asset Type (1) Water Pipeline and Appurtenances

EXHIBIT "D" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

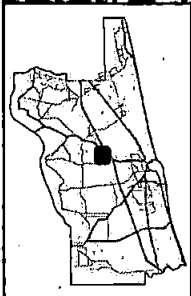
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Windward Ranch Amenity Center
DATE: April 12, 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 Windward Ranch Amenity Center.

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 22, 2018

Bill of Sale, Warranty,
 Final Release of Lien

*Windward Ranch
 Amenity Center*

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 herein.

