

RESOLUTION NO. 2018- 198

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE VILLAGES OF VALENCIA PHASE 3 LOCATED OFF E. WATSON ROAD.**

**RECITALS**

**WHEREAS**, Valencia Developers 2, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed and a Bill of Sale and Schedule of Values, attached hereto as Exhibits "A" and "B," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Villages of Valencia Phase 3 located off E. Watson Road; and

**WHEREAS**, VJ Usina Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty, attached hereto as Exhibits "C" and "D," incorporated by reference and made a part hereof, for work performed at Villages of Valencia Phase 3; 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.

**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, Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, 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 Court is instructed to record the original Special Warranty Deed and Final Release of Lien, and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2018.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron  
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

Robert L. Platt  
Deputy Clerk

RENDITION DATE 7/19/2018

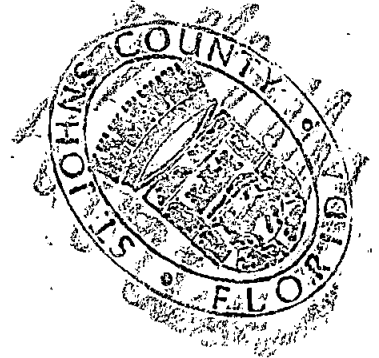


EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated 6<sup>th</sup> day of October ~~2016~~ <sup>2017</sup> is by and from Valencia Developers 2, LLC, whose address is PO Box 60369, St. Johns, FL 32260, 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:

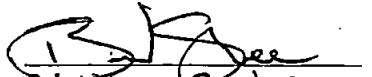
*Tract G of Villages of Valencia Phase 3 as recorded in the public records of St. Johns County in Map Book 85 Pages 61 - 69.*

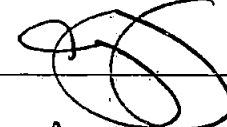
**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

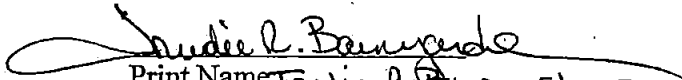
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the 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:

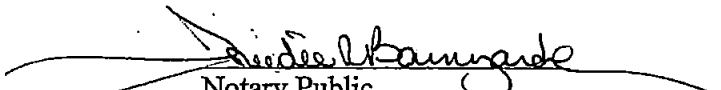
  
Print Name: Brad Shee

By:   
Its: Manages

  
Print Name: Trudie R. Baumgardner

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2015, by Christopher Shee, Valencia Developers LLC, its Manages who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public

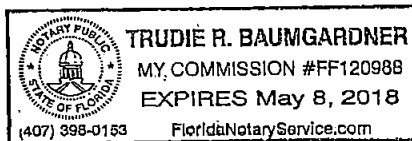


EXHIBIT "B" TO RESOLUTION



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

**VILLAGES OF VALENCIA PHASE 3**

**VALENCIA DEVELOPERS 2, LLC** whose address is PO Box 600369, St. Johns, FL 32260 (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:

VILLAGES OF VALENCIA PHASE 3a as recorded in the public records of St. Johns County in Map Book 85 Pages 61 – 69.

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 9<sup>th</sup> of July, 2017

**WITNESS:**

Sharla Remick  
Witness Signature

Sharla Remick  
Print Witness Name

**OWNER:**

[Signature]  
Owner's Signature

Chris Shee  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July, ~~2016~~, by Chris Shee who is personally known to me or has produced \_\_\_\_\_ as identification.

2017  
DF

Danielle Fiorellino  
Notary Public





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

Project Name: Villages of Valencia Ph 3a  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: Mastercraft Builder Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" DR18	LF	2000	\$ 24.57	\$ 49,140.00
8" DR18	LF	700	\$ 20.20	\$ 14,140.00
6" DR18	LF	100	\$ 16.74	\$ 1,674.00
12" DR11	LF	440	\$ 76.67	\$ 33,734.80
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Gate Valve & Box	Ea	6	\$ 1,458.18	\$ 8,749.08
8" Gate Valve & Box	Ea	2	\$ 2,141.82	\$ 4,283.64
10" Gate Valve & Box	Ea	8	\$ 2,647.62	\$ 21,180.96
			\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 M&H Valve Co Fire Hydrant	Ea	6	\$ 3,253.08	\$ 19,518.48
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
1" Single Long Service	Ea	4	\$ 1,070.56	\$ 4,282.24
1" Single Short Service	Ea	3	\$ 897.24	\$ 2,691.72
1" Double Long Service	Ea	14	\$ 1,201.74	\$ 16,824.36
1" Double Short Service	Ea	14	\$ 1,022.06	\$ 14,308.84
<b>Total Water System Cost</b>				<b>\$ 190,528.12</b>



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

Project Name: Villages of Valencia Ph 3a  
 Contractor: VJ Usina Contracting, Inc.  
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	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR25	LF	1520	\$ 13.01	\$ 19,775.20
8" DR11	LF	120	\$ 32.66	\$ 3,919.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate Valve & Box	Ea	1	\$ 1,186.20	\$ 1,186.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 PVC (4-6)	LF	308	\$ 15.81	\$ 4,869.48
8" SDR 26 PVC (6-8)	LF	728	\$ 19.81	\$ 14,421.68
8" SDR 26 PVC (8-10)	LF	112	\$ 21.81	\$ 2,442.72
8" SDR 26 PVC (10-12)	LF	882	\$ 25.81	\$ 22,764.42
8" SDR 26 PVC (12-14)	LF	308	\$ 31.81	\$ 9,797.48
8" SDR 26 PVC (14-16)	LF	224	\$ 37.81	\$ 8,469.44
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR35	EA	64	\$ 670.48	\$ 42,910.72
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A (0-6 ft)	EA	2	\$ 2,989.46	\$ 5,978.92
Type A (6-8 ft)	EA	2	\$ 3,893.32	\$ 7,786.64
Type A (8-10)	EA	1	\$ 4,172.10	\$ 4,172.10
Type A (10-12)	EA	4	\$ 4,830.20	\$ 19,320.80
Type A (14-16)	EA	1	\$ 9,402.40	\$ 9,402.40
Type A Junction (12-14)	EA	1	\$ 8,226.12	\$ 8,226.12
Type B Junction (14-16)	EA	1	\$ 9,640.90	\$ 9,640.90
Type A Junction (14-16) First Out	EA	1	\$ 9,658.37	\$ 9,658.37
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
6' Diameter Wetwell 20' ft. deep	EA	1	\$ 28,551.10	\$ 28,551.10
Mechanical, Electric, Pumps, Piping	Lump Sum	1	\$ 141,000.00	\$ 141,000.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 374,293.89</b>

EXHIBIT "C" TO RESOLUTION

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS



The undersigned lienor, in consideration of the sum \$564,822.01 (five hundred sixty-four thousand eight hundred twenty-two dollars and one cent) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 27, 2017 to St. Johns County to the following described property:

See Exhibit A – Schedule of Values for Villages of Valencia Phase 3a

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 28<sup>th</sup> of June, 2017

WITNESS:

Melissa Prooge  
Witness Signature

Melissa Prooge  
Print Witness Name

OWNER:

John Allen  
Lienor's Signature

John Allen  
Print Lienor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2017, by John Allen who is personally known to me or has produced \_\_\_\_\_ as identification.

Katie Roberts  
Notary Public

KATIE ROBERTS  
Notary Public, State of Florida  
My Comm. Expires 06/01/2021  
Commission No. GG110561



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

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 Contractor: VJ Usina Contracting, Inc.  
 Developer: Mastercraft Builder Group

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			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 374,293.89</b>

EXHIBIT "D" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: June 27, 2017

Project Title: Villages of Valencia Ph 3a  
St. Johns County, Florida

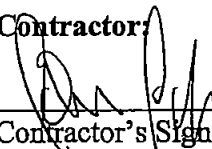
FROM: VJ Usina Contracting, Inc.  
4669 Avenue A  
St. Augustine, FL 32095

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

John Allen  
Print Contractor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2017, by John Allen who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public

KATIE ROBERTS,  
Notary Public, State of Florida  
My Comm. Expires 06/01/2021  
Commission No. GG110561

EXHIBIT "E" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

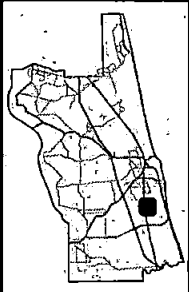
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Villages of Valencia Phase 3  
DATE: April 9, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Villages of Valencia 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  
 June 14, 2018

Final Release of Lien,  
 Warranty, Bill of Sale,  
 and Special Warranty Deed  
  
*Villages of Valencia 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.

