

RESOLUTION NO. 2018- 351

**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 SYSTEMS TO SERVE VILLAGES OF VALENCIA PHASE 3B LOCATED OFF US 1 S.**

**RECITALS**

**WHEREAS**, Valencia Developers 2, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" 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 3B located off US 1 S; and

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

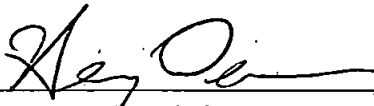
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 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 16 day of October, 2018.

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

By:   
Henry Dean, Chair

**ATTEST:** Hunter S. Conrad, Clerk

  
Deputy Clerk

**RENDITION DATE** 10/18/18



EXHIBIT "A" TO RESOLUTION



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

**Villages of Valencia Phase 3B**

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:

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

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 21 of Nov. 2007

WITNESS:

Dawn M J  
Witness Signature

Dawn M Janson  
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 21<sup>st</sup> day of November, 2007, by Chris Shee who is personally known to me or has produced \_\_\_\_\_ as identification.

Dawn M J  
Notary Public

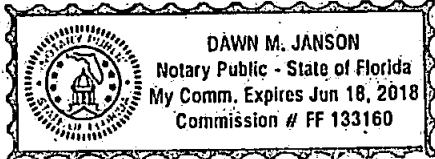




EXHIBIT "A" TO BILL OF SALE

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

Project Name: Villages of Valencia Ph 3b  
 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" DR11	LF	40	\$ 50.11	\$ 2,004.40
10" DR18	LF	640	\$ 24.76	\$ 15,846.40
8" DR18	LF	820	\$ 20.18	\$ 16,547.60
6" DR18	LF	40	\$ 12.28	\$ 491.20
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Gate Valve & Box	Ea	2	\$ 1,601.75	\$ 3,203.50
8" Gate Valve & Box	Ea	1	\$ 2,048.41	\$ 2,048.41
10" Gate Valve & Box	Ea	2	\$ 2,884.39	\$ 5,768.78
			\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 M&H Valve Co Fire Hydrant	Ea	2	\$ 2,712.06	\$ 5,424.12
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
1" Single Long Service	Ea			\$ -
1" Single Short Service	Ea	2	\$ 867.12	\$ 1,734.24
1" Double Long Service	Ea	8	\$ 1,197.14	\$ 9,577.12
1" Double Short Service	Ea	12	\$ 968.29	\$ 11,619.48
			<b>Total Water System Cost</b>	<b>\$ 74,265.25</b>



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

Project Name: Villages of Valencia Ph 3b  
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	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 PVC (4-6)	LF	343	\$ 17.33	\$ 5,944.19
8" SDR 26 PVC (6-8)	LF	745	\$ 21.33	\$ 15,890.85
8" SDR 26 PVC (8-10)	LF			\$ -
8" SDR 26 PVC (10-12)	LF			\$ -
8" SDR 26 PVC (12-14)	LF			\$ -
8" SDR 26 PVC (14-16)	LF			\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR35	EA	39	\$ 670.18	\$ 26,137.02
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A (0-6 ft)	EA	3	\$ 3,279.79	\$ 9,839.37
Type A (6-10 ft)	EA	2	\$ 3,986.30	\$ 7,972.60
Type A (8-10)	EA			\$ -
Type A (10-12)	EA			\$ -
Type A (14-16)	EA			\$ -
Type A Junction (12-14)	EA			\$ -
Type B Junction (14-16)	EA			\$ -
Type A Junction (14-16) First Out	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 65,784.03</b>

EXHIBIT "B" TO RESOLUTION



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$140,049.28 (one hundred forty thousand forty-nine dollars and twenty-eight cents) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through November 16, 2017 to St. Johns County to the following described property:

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

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 2<sup>nd</sup> of January, 2018.

**WITNESS:**

Melissa Boege  
Witness Signature

Melissa Boege  
Print Witness Name

**OWNER:**

Crystal Allen  
Lienor's Signature

Crystal Allen  
Print Lienor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2018, by Crystal 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

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

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<b>Total Water System Cost</b>				<b>\$ 74,265.25</b>



EXHIBIT "C" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: November 16, 2017

Project Title: Villages of Valencia Ph 3b  
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.

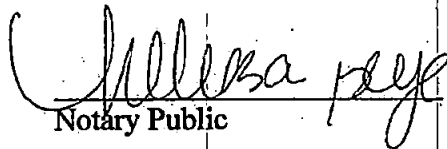
Contractor:

  
\_\_\_\_\_  
Contractor's Signature

John Allen  
\_\_\_\_\_  
Print Contractor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2018, by John Allen who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

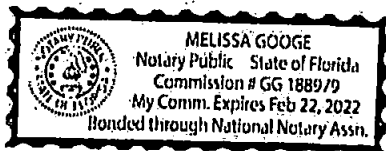


EXHIBIT "D" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

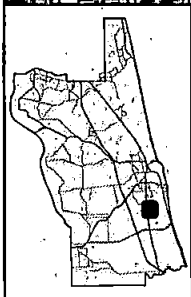
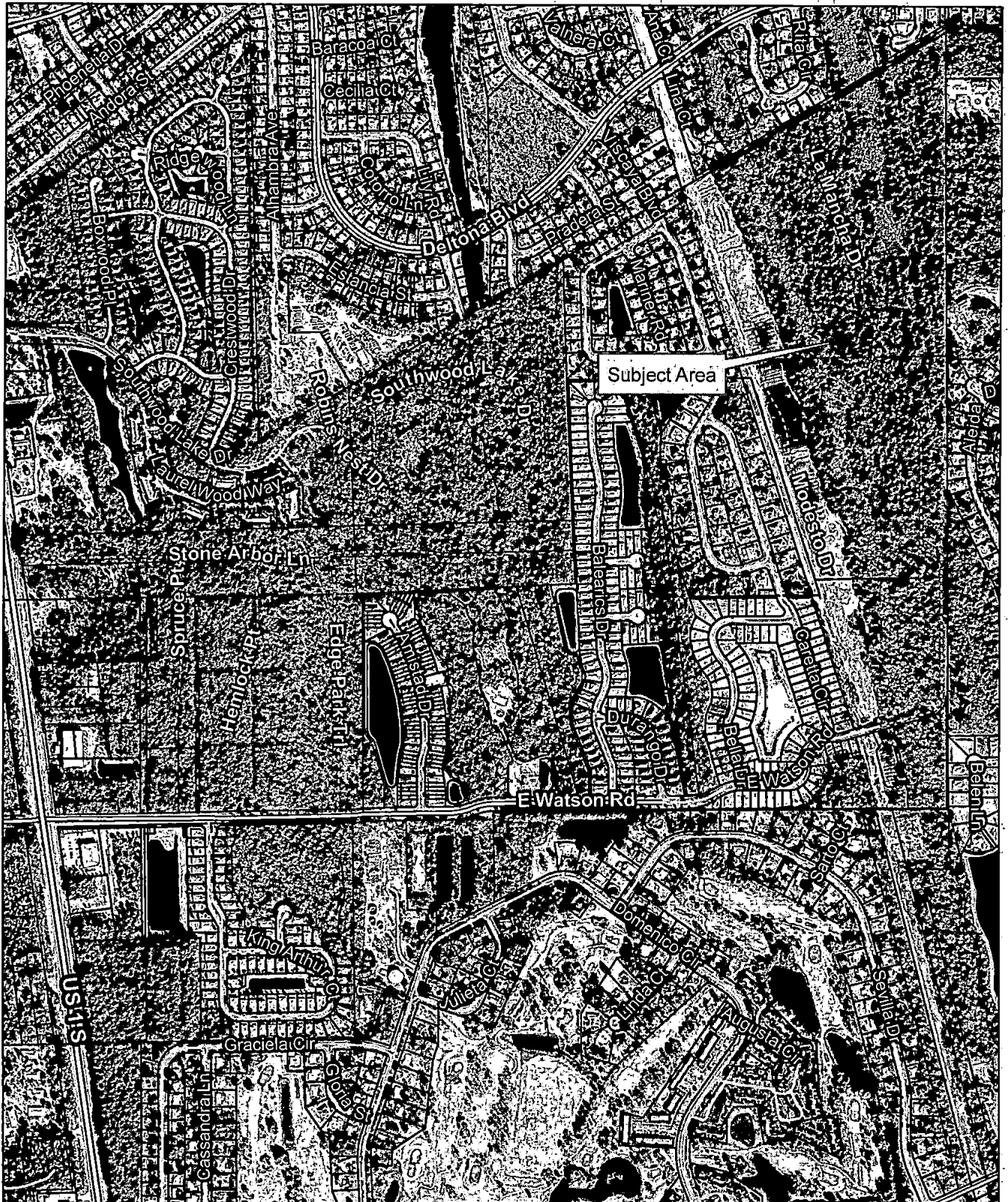
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Villages of Valencia Phase 3B  
DATE: 7/31/18

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 Villages of Valencia Phase 3B.

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.



  
 2016 Aerial Imagery  
 0 400 800  
 Feet  
 September 5, 2018

**Bill of Sale, Final Release  
 of Lien, and Warranty**  
  
*Villages of Valencia  
 Phase 3B*

**Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782**  
  
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.

