

RESOLUTION NO. 2020- 73

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 ARBORS AT VALENCIA PHASE TWO LOCATED OFF U.S. HIGHWAY 1 SOUTH.

RECITALS

WHEREAS, Lennar Homes, 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 Arbors at Valencia Phase Two located off U.S. Highway 1 South; and

WHEREAS, VJ Usina Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Arbors at Valencia Phase Two located off U.S. Highway 1 South, 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.

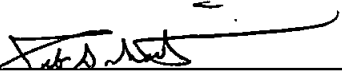
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

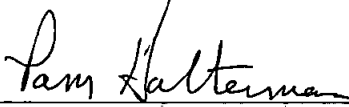
Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 3rd day of March, 2020.

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

By: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

Rendition Date: 3/5/20

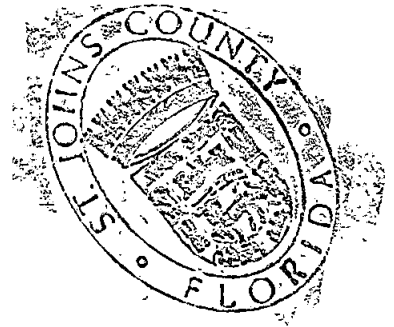


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
Arbors at Valencia Ph2

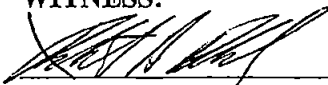
Lennar Homes, LLC at 9440 Philips Highway, Suite 7, Jacksonville, FL 32256,
(the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers 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 FOR Arbors at Valencia Ph2"

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 19 of JUNE, 2019.

WITNESS:

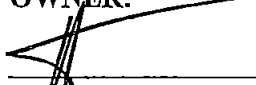


Witness Signature

Robert A. Deal

Print Witness Name

OWNER:



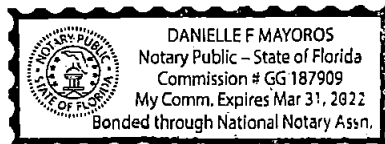
Owner's Signature

Scott Keeling

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 19 day of June, 2019, by Scott Keeling who is personally known to me or has produced _____ as identification.



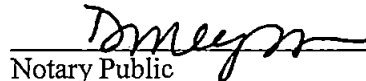

Notary Public

Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Arbors at Valencia Phase 2
 Contractor: VJ Usina Contracting, Inc.
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18	LF	340	\$ 18.03	\$ 6,130.20
6" DR18	LF	1,000	\$ 13.82	\$ 13,820.00
4" DR18	LF	720	\$ 11.18	\$ 8,049.60
2" DR9 HDPE	LF	400	\$ 10.11	\$ 4,044.00
Water Valves (Size and Type)				
6" Gate Valve & Box	Ea	5	\$ 1,106.40	\$ 5,532.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/4 Pacer Fire Hydrant	Ea	3	\$ 2,514.05	\$ 7,542.15
				\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" Single Long Service	Ea	5	\$ 760.30	\$ 3,801.50
1" Single Short Service	Ea	7	\$ 638.90	\$ 4,472.30
1" Double Long Service	Ea	15	\$ 890.55	\$ 13,358.25
1" Double Short Service	Ea	20	\$ 769.15	\$ 15,383.00
Total Water System Cost				\$ 82,133.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Arbors at Valencia Ph 2
 Contractor: VJ Usina Contracting, Inc.
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC (4-6)	LF	868	\$ 17.08	\$ 14,825.44
8" SDR 26 PVC (6-8)	LF	756	\$ 20.08	\$ 15,180.48
8" SDR 26 PVC (8-10)	LF	434	\$ 23.08	\$ 10,016.72
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Laterals (Size and Type)				
6" SDR35	EA	77	\$ 880.43	\$ 67,793.11
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A (0-6)	EA	3	\$ 4,549.65	\$ 13,648.95
Type A (6-8)	EA	2	\$ 3,938.30	\$ 7,876.60
Type A (8-10)	EA	2	\$ 4,678.85	\$ 9,357.70
				\$ -
Lift Station				
			\$ -	\$ -
				\$ -
				\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 138,699.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$220,832.00 (two hundred twenty thousand eight hundred thirty-two dollars) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 14, 2019 to St. Johns County to the following described property:

See Exhibit A – Schedule of Values for Arbors at Valencia Ph 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 14th of June, 2019.

WITNESS:

Melissa Googe
Witness Signature

Melissa Googe
Print Witness Name

OWNER:

Crystal Durham
Lienor's Signature

Crystal Durham
Print Lienor's Name

State of FL
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of June, 2019, by Crystal Durham who is personally known to me or has produced _____ as identification.

TONI ELAINE ANDERSON
Notary Public, State of Florida
My Comm. Expires 05/29/2022
Commission No. GG223080

Toni Elaine Anderson
Notary Public

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Arbors at Valencia Phase 2
 Contractor: VJ Usina Contracting, Inc.
 Developer: Lennar

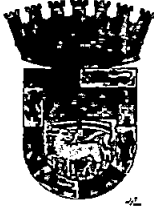
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18	LF	340	\$ 18.03	\$ 6,130.20
6" DR18	LF	1,000	\$ 13.82	\$ 13,820.00
4" DR18	LF	720	\$ 11.18	\$ 8,049.60
2" DR9 HDPE	LF	400	\$ 10.11	\$ 4,044.00
Water Valves (Size and Type)				
6" Gate Valve & Box	Ea	5	\$ 1,106.40	\$ 5,532.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/4 Pacer Fire Hydrant	Ea	3	\$ 2,514.05	\$ 7,542.15
				\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" Single Long Service	Ea	5	\$ 760.30	\$ 3,801.50
1" Single Short Service	Ea	7	\$ 638.90	\$ 4,472.30
1" Double Long Service	Ea	15	\$ 890.55	\$ 13,358.25
1" Double Short Service	Ea	20	\$ 769.15	\$ 15,383.00
Total Water System Cost				\$ 82,133.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Arbors at Valencia Ph 2
 Contractor: VJ Usina Contracting, Inc.
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC (4-6)	LF	868	\$ 17.08	\$ 14,825.44
8" SDR 26 PVC (6-8)	LF	756	\$ 20.08	\$ 15,180.48
8" SDR 26 PVC (8-10)	LF	434	\$ 23.08	\$ 10,016.72
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Laterals (Size and Type)				
6" SDR35	EA	77	\$ 880.43	\$ 67,793.11
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A (0-6)	EA	3	\$ 4,549.65	\$ 13,648.95
Type A (6-8)	EA	2	\$ 3,938.30	\$ 7,876.60
Type A (8-10)	EA	2	\$ 4,678.85	\$ 9,357.70
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station				
			\$ -	\$ -
				\$ -
				\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 138,699.00



WARRANTY
UTILITY IMPROVEMENTS

Date: June 14, 2019

Project Title: Arbors at Valencia Ph2
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:

Crystal Durham
Contractor's Signature

Crystal Durham
Print Contractor's Name

State of FL
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of June, 2019, by Crystal Durham who is personally known to me or has produced _____ as identification.

TONI ELAINE ANDERSON
Notary Public, State of Florida
My Comm. Expires 05/29/2022
Commission No. GG223080

Toni Elaine Anderson
Notary Public



Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

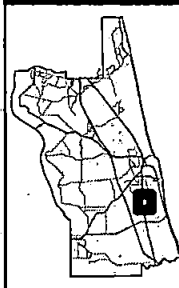
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Arbors at Valencia Phase 2
DATE: January 23, 2020

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



2019 Aerial Imagery

0 370 740 1,480
Feet

Date: 2/10/2020

Bill of Sale, Schedule
of Values, Final Release
of Lien, and Warranty

Arbors at Valencia
Phase Two

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.

