

RESOLUTION NO. 2024- 440

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE RIVER REACH PARKWAY – PHASE 1, LOCATED OFF OF COUNTY ROAD 16A.**

**RECITALS**

**WHEREAS**, Toll Southeast LP Company, Inc., a foreign profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer and reuse systems to serve River Reach Parkway – Phase 1 located off of County Road 16A; and

**WHEREAS**, Reeves Construction Company, a foreign profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at River Reach Parkway – Phase 1, 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

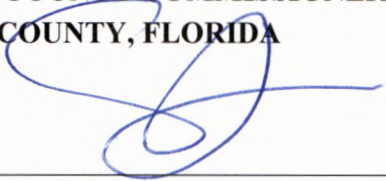
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

**PASSED AND ADOPTED** this 15th day of October, 2024.

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

Rendition Date OCT 15 2024

By:   
\_\_\_\_\_  
Sarah Arnold, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

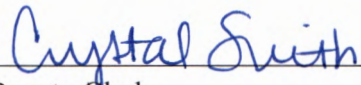
  
\_\_\_\_\_  
Deputy Clerk

Exhibit "A" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**3F - CLOSEOUT - BILL OF SALE**

**PROJECT:** Silverleaf Parcel 12 River Reach Parkway and County Road 16A

Toll Southeast Company LP, Inc., 1140 Virginia Drive, Fort Washington, PA 19034

Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 16<sup>th</sup> of May, 2024.

**WITNESS:**

**OWNER:**

[Handwritten Signature]  
\_\_\_\_\_

[Handwritten Signature]  
\_\_\_\_\_

Witness Signature

Owner Signature

Justin Scarberry

Nathan Beidle

Witness Print Name

Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 16<sup>th</sup> day of May, 2024, by

Nathan Beidle, Vice President as Owner/Developer for

Toll Brothers Southeast LP Company, Inc. A Delaware for Profit Company

[Handwritten Signature]  
\_\_\_\_\_

Notary Public

My Commission Expires: 10/21/25

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: River Reach Parkway  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	120	\$ 81.00	\$ 9,720.00
8" DR 18 PVC	LF	100	\$ 95.00	\$ 9,500.00
10" DR 18 PVC	LF	80	\$ 150.00	\$ 12,000.00
16" DR 18 PVC	LF	5760	\$ 177.00	\$ 1,019,520.00
10" DR 11 HDPE	LF	50	\$ 165.00	\$ 8,250.00
12" DR 11 HDPE	LF	50	\$ 178.00	\$ 8,900.00
18" DR 11 HDPE	LF	70	\$ 220.00	\$ 15,400.00
20" DR 11 HDPE	LF	65	\$ 410.00	\$ 26,650.00
<b>Water Valves (Size and Type)</b>				
6" Gate Valves	Ea	11	\$ 1,500.00	\$ 16,500.00
10" Gate Valves	Ea	1	\$ 3,085.00	\$ 3,085.00
16" Gate Valves	Ea	9	\$ 6,500.00	\$ 58,500.00
20" Gate Valves	Ea	1	\$ 7,500.00	\$ 7,500.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
42" Mueller Fire Hydrants	Ea	11	\$ 8,500.00	\$ 93,500.00
2" Flushing Hydrants	Ea	2	\$ 835.00	\$ 1,670.00
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,290,695.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	River Reach Parkway
Contractor:	Reeves Construction Company
Developer:	Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	60	\$ 95.25	\$ 5,715.00
12" DR 18 PVC	LF	5700	\$ 125.25	\$ 713,925.00
8" DR 11 HDPE	LF	60	\$ 144.25	\$ 8,655.00
16" DR 11 HDPE	LF	190	\$ 217.25	\$ 41,277.50
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate Valves	Ea	1	\$ 1,500.00	\$ 1,500.00
10" Gate Valves	Ea	1	\$ 3,081.50	\$ 3,081.50
12" Gate Valves	Ea	6	\$ 3,995.00	\$ 23,970.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 798,124.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: River Reach Parkway  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC	LF	60	\$ 81.00	\$ 4,860.00
10" DR 18 PVC	LF	80	\$ 95.00	\$ 7,600.00
12" DR 18 PVC	LF	5700	\$ 115.28	\$ 657,096.00
12" DR 11 HDPE	LF	65	\$ 178.00	\$ 11,570.00
16" DR 11 HDPE	LF	190	\$ 207.28	\$ 39,383.20
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
10" Gate Valves	Ea	1	\$ 3,085.00	\$ 3,085.00
12" Gate Valves	Ea	6	\$ 4,000.00	\$ 24,000.00
16" Gate Valves	Ea	1	\$ 6,547.00	\$ 6,547.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>754,141.20</b>

Exhibit "B" to the Resolution



**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum **\$2,842,960.20**

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

May 13, 2024 Date to Toll Southeast LP Company, Inc.  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Silverleaf Parcel 12 River Reach Parkway and County Road 16A  
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

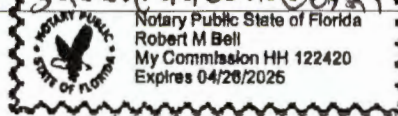
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 13 day of May, 2024.

WITNESS: Clyde Cross  
Witness Signature  
Clyde Cross  
Print Witness Name

CONTRACTOR: [Signature]  
Lienor's Signature  
SCOTT NEUMAN  
Print Lienor's Name REEVES CONSTRUCTION Co.

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of May, 2024, by Scott Neuman as ASSISTANT SECRETARY for REEVES CONSTRUCTION COMPANY



Robert M. Bell  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced  
\_\_\_\_\_

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: River Reach Parkway  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	120	\$ 81.00	\$ 9,720.00
8" DR 18 PVC	LF	100	\$ 95.00	\$ 9,500.00
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10" DR 11 HDPE	LF	50	\$ 165.00	\$ 8,250.00
12" DR 11 HDPE	LF	50	\$ 178.00	\$ 8,900.00
18" DR 11 HDPE	LF	70	\$ 220.00	\$ 15,400.00
20" DR 11 HDPE	LF	65	\$ 410.00	\$ 26,650.00
<b>Water Valves (Size and Type)</b>				
6" Gate Valves	Ea	11	\$ 1,500.00	\$ 16,500.00
10" Gate Valves	Ea	1	\$ 3,085.00	\$ 3,085.00
16" Gate Valves	Ea	9	\$ 6,500.00	\$ 58,500.00
20" Gate Valves	Ea	1	\$ 7,500.00	\$ 7,500.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
42" Mueller Fire Hydrants	Ea	11	\$ 8,500.00	\$ 93,500.00
2" Flushing Hydrants	Ea	2	\$ 835.00	\$ 1,670.00
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<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,290,695.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	River Reach Parkway
Contractor:	Reeves Construction Company
Developer:	Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC	LF	60	\$ 95.25	\$ 5,715.00
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 798,124.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: River Reach Parkway  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC	LF	60	\$ 81.00	\$ 4,860.00
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>754,141.20</b>

Exhibit "C" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: May 10, 2024      **3E – CLOSEOUT - WARRANTY**

Project Title: Silverleaf Parcel 12 River Reach Parkway and County Road 16A

FROM: Reeves Construction Company  
Contractor's Name

Address: Reeves Construction Company  
250 Plemmons Road  
Duncan, SC 29334

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.

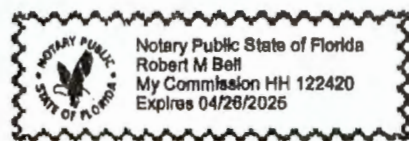
**Contractor:**


Scott Newman  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 13 day of May, 2024, by Scott Newman as Assistant Secretary for Reeves Construction Co.



  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** August 10, 2024  
**SUBJECT:** River Reach Parkway – Phase 1(ASBUILT 2024000067)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of River Reach Parkway – Phase 1.

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.



Subject Area



2023 Aerial Imagery  
Date: 9/11/2024

River Reach Parkway  
Phase 1

Bill of Sale, Final Release  
of Lien and Warranty



Land Management  
Systems  
(904) 209-0798

**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.