

RESOLUTION NO. 2008- 337

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM WITHIN MURABELLA PARKWAY.

RECITALS

WHEREAS, S/Palm Lakes PUB, LTD, a Florida limited liability company, has executed and presented to the County a Bill of Sale, attached hereto as Exhibit "A", and has presented a schedule of values attached hereto as Exhibit "B", incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer system within Murabella Parkway; and

WHEREAS, Murabella Parkway was accepted by the Board May 13, 2008 by Resolution 2008-132. The water and sewer lines have been installed within County right-of-way therefore no easement is needed; and

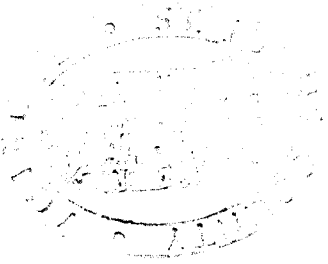
WHEREAS, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto.

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 attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

PASSED AND ADOPTED this 2nd day of December, 2008.



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

By: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk
By: Pam Haltemes
Deputy Clerk

RENDITION DATE 12/4/08

5

Exhibit "A" to Resolution

PREPARED BY AND RETURN TO:

Karl B. Hanson, Jr., Esq.
Fowler White Boggs Banker P.A.
50 North Laura St., Suite 2200
Jacksonville, FL 32202

I.E.P.
ENV →

Public Records of
St. Johns County, FL
Clerk # 2008050638,
O.R. 3123 PG 632-636
09/16/2008 at 09:15 AM,
REC. \$21.00 SUR. \$23.00

BILL OF SALE

S/PALM LAKES PUB, LTD, a Florida limited liability company (collectively the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received from St. Johns County Utility Department, a Body Politic and Corporate (the "Grantee"), hereby on this 5th day of September, 2008 conveys, grants and transfers to the Grantee the personal property described as:

All water and sewer improvements located in platted right-of-way in Murabella Roads A and C (Murabella Parkway) more particularly depicted and described in the attached Exhibit A and made a part hereof, constructed to serve said Murabella Roads A and C;

and warrants that said personal property is free of all encumbrances; that good title and right to sell such personal property are vested in the Grantor; and that the Grantor will defend the title against the lawful claims of all persons.

Grantee, by the acceptance of this Bill of Sale, hereby assumes all responsibility for the maintenance and repair of the above described lines, facilities and equipment and to hold Grantor harmless in connection therewith.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Bill of Sale.

Witnesses:

[Signature]
Name: W Alex Coley
[Signature]
Name: KEITH GOLDFARMEN

S/PALM LAKES PUB, LTD., a Florida limited partnership, by its Managing General Partner:

HP/Palm Lakes Pub, Inc., a Florida corporation

By: [Signature]
Jeffrey A. Conn
President

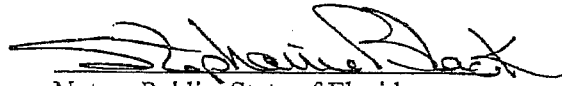
ADDRESS:

6675 Corporate Center Parkway, Suite 100,
Jacksonville, Florida 32216

STATE OF FLORIDA)
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 5th day of September, 2008, by Jeffrey A. Conn, President of HP/Palm Lakes Pub, Inc., a Florida corporation, on behalf of the corporation as Managing General Partner of S/PALM LAKES PUB, LTD, a Florida limited partnership, on behalf of the partnership, who either [] is personally known to me or [] has produced a _____ state driver's licenses as identification.

STEPHANIE BLACK
Notary Public, State of Florida
My Comm. Expires March 25, 2011
Comm. No. DD 654984


Notary Public, State of Florida
Printed Name: Stephanie Black
Commission No. DD 654984
My Commission Expires: 3/25/11

Murabella Road Description

A portion of Subsection 10, lying with Section 38, of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the centerline of County Road No. 13-A (a 100 foot right-of-way as presently established) with the survey baseline for State Road No. 16 (a 200 foot right-of-way as shown on the Florida Department of Transportation right-of-way map, Section 78060-2522, dated November 16, 1998); thence South 19°30'15" West, along the centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right-of-way line of State Road No. 16; thence South 81°10'44" East along last said line, a distance of 831.59 feet to the Point of Beginning, said point being a point of curvature of a curve concave southwesterly having a radius of 25.00 feet and a central angle of 97°09'27", thence run southerly along the arc of said curve and the Westerly right-of-way of proposed Murabella Parkway a distance of 42.39 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 32°36'01" East, 37.49 feet; thence run southerly along the arc of said curve having a radius of 570.00 feet and a central angle of 04°45'42" for a distance of 47.37 feet to a point of tangency, said arc being subtended by a chord bearing and distance of South 18°21'34" West, 47.36 feet; thence run South 20°44'25" West for a distance of 838.27 feet to a point of curvature of a curve concave northwesterly having a radius of 82.00 feet and a central angle of 44°42'28", thence run southeasterly along the arc of said curve 63.98 feet to a point of tangency, said curve being subtended by a chord bearing and distance of South 43°05'38" West, 62.37 feet; thence run South 65°26'52" West for a distance of 26.35 feet to a point of curvature of a curve concave northerly having a radius of 82.00 feet and a central angle of 45°17'32", thence run westerly along the arc of said curve 64.82 feet to a point of tangency, said arc being subtended by a chord bearing and distance of South 88°05'38" West, 63.15 feet; thence run South 20°44'25" West for a distance of 60.00 feet and a point of curvature of a curve concave southwesterly having a radius of 82.00 feet and a central angle of 45°55'24", thence run southerly along the arc of said curve 65.72 feet to a point of tangency, said arc being subtended by a chord bearing and distance of South 46°17'53" East, 63.98 feet; thence run South 23°20'11" East for a distance of 19.62 feet to a point of curvature of a curve concave westerly having a radius of 82.00 feet and a central angle of 52°11'34", thence run southerly along the arc of said curve 74.70 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 02°45'36" West, 72.14 feet; thence run along the arc of a curve concave northwesterly having a radius of 570.00 feet and a central angle of 10°54'59" for a distance of 108.60 feet to a point of tangency, said arc being subtended by a chord bearing and distance of South 34°18'52" West, 108.44 feet; thence run South 39°46'22" West for a distance of 338.62 feet to a point of curvature of a curve concave southeasterly having a radius of 630.00 feet and a central angle of 06°10'00", thence run southeasterly along the arc of said curve 67.81 feet to a point of tangency, said arc being subtended by a chord bearing and distance of South 36°41'22" West, 67.77 feet; thence run South 33°36'22" West for a distance of 34.01 feet to a point of curvature of a curve concave northerly having a radius of 25.00 feet and a central angle of 88°13'16", thence run westerly along the arc of said curve 38.49 feet to the Northerly right-of-way line of West Positano Avenue (recorded in Map Book 52 Page 16, Murabella Unit One, public records of St. Johns County, Florida), said point being subtended by a chord bearing and distance of South 77°43'00" West, 34.80 feet, also a point on a curve concave southerly having a radius of 850.00 feet and a central angle of 07°14'53", thence run southeasterly along said right-of-way line 107.53 feet to the Easterly right-of-way line of proposed Murabella Parkway and a point of curvature, said arc being subtended by a chord bearing and distance of South 55°03'01" East, 107.46 feet; thence departing said northerly right-of-way line run along the said easterly right-of-way line northerly

along the arc of a curve concave easterly having a radius of 25.00 feet and a central angle of $85^{\circ}52'48''$ for a distance of 37.47 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $09^{\circ}20'02''$ West, 34.06 feet; thence run North $33^{\circ}36'22''$ East for a distance of 36.58 feet to a point of curvature of a curve concave easterly having a radius of 570.00 feet and a central angle of $06^{\circ}10'00''$, thence run northerly along the arc of said curve 61.35 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $36^{\circ}41'22''$ East, 61.32 feet; thence run North $39^{\circ}46'22''$ East for a distance of 338.62 feet to a point of curvature of a curve concave westerly having a radius of 630.00 feet and a central angle of $12^{\circ}49'43''$, thence run northerly along the arc of said curve 141.06 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $33^{\circ}21'31''$ East, 140.76 feet; thence run easterly along the arc of a curve concave southeasterly having a radius of 82.00 feet and a central angle of $39^{\circ}30'45''$ for a distance of 56.55 feet to the point of tangency; said arc being subtended by a chord bearing and distance of North $46^{\circ}42'02''$ East, 55.44 feet; thence run North $66^{\circ}27'24''$ East for a distance of 31.72 feet to a point of curvature of a curve concave southerly having a radius of 82.00 feet and a central angle of $44^{\circ}17'01''$, thence run easterly along the arc of said curve 63.38 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $88^{\circ}35'54''$ East, 61.81 feet; thence run North $20^{\circ}44'25''$ East for a distance of 60.00 feet to a point of curvature of a curve concave northerly having a radius of 82.00 feet and a central angle of $44^{\circ}42'28''$, thence run northwesterly along the arc of said curve 63.98 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $46^{\circ}54'21''$ West, 62.37 feet; thence run North $24^{\circ}33'07''$ West for a distance of 26.08 feet to a point of curvature of a curve concave easterly having a radius of 82.00 feet and a central angle of $45^{\circ}17'32''$, thence run northerly along the arc of said curve 64.82 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $01^{\circ}54'21''$ West, 63.15 feet; thence run North $20^{\circ}44'25''$ East for a distance of 838.65 feet to a point of curvature of a curve concave westerly having a radius of 630.00 feet and a central angle of $06^{\circ}11'52''$, thence run northerly along the arc of said curve 68.15 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North $17^{\circ}38'29''$ East, 68.11 feet; thence run South $75^{\circ}53'59''$ East for a distance of 3.71 feet to a point of curvature of a curve concave southeasterly having a radius of 25.00 feet and a central angle of $79^{\circ}01'53''$, thence run northeasterly along the arc of said curve 34.48 feet to a point on tangency on the Southerly right-of-way of State Road No. 16 (A 200' right-of-way), said arc being subtended by a chord bearing and distance of North $59^{\circ}18'19''$ East, 31.81 feet; thence run along said southerly right-of-way North $81^{\circ}10'44''$ West for a distance of 114.35 feet to the Point of Beginning.

Containing 2.96 Acres more or less



A. J. JOHNS, INC.
 ———CONTRACTOR—————

3225 ANNISTON ROAD • JACKSONVILLE, FL 32246 - 3696 • 904-641-2055

October 31, 2006

Mr. Paul Triay
 St. Johns County Utility Authority
 2175 Mizell Rd.
 St. Augustine, FL 32085

RE: Murabella Roads A, B, C and SR 16 improvements

Dear Mr. Triay:

This is to inform you that the water distribution system and sewage collection system for the above referenced project, have been completed, and that we hereby submit the following schedule of values.

WATER DISTRIBUTION SYSTEM:

Mains, Account No. 343 (Size and Quantity)

a) 12" PVC DR 25, 2120 LF	\$ 119,035.00
b) 20" DIP, 680 LF	\$ 89,500.00
c) 8" PVC DR 25, 240 LF	\$ 16,400.00

Valves, Account No. 343 (Size and Quantity)

a) 12" Gate valve/Box, 2 EA	\$ 9,600.00
b) 20" Gate valve/box, 2 EA	\$ 22,600.00
b) 6" Gate valve/Box, 5 EA	\$ 6,300.00

Hydrants, Accounts No. 344 (Quantity)

a) Fire Hydrant assemblies, 5 EA	\$ 16,000.00
b) Flushing Hydrant, 1 EA	\$ 405.00

Water Total Value	\$ 279,840.00
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SANITARY SEWER COLLECTION SYSTEM

Mains (Length and Size)

a) 8" PVC DR 26/DR 18, 2028 LF	\$ 106,692.00
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Manholes (Quantity)

a) Manholes, 8 EA	\$ 32,000.00
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Sewer Total Value	\$ 138,692.00
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Grand Total Value	\$ 418,532.00
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This certification is made to the St. Johns County Utility Authority or St. Johns County Public Works to induce same to accept for operation and maintenance and is not to be used for any other purpose nor relied upon any other than the St. Johns County Utility Authority or St. Johns County.

Sincerely,

A.J. JOHNS, INC.

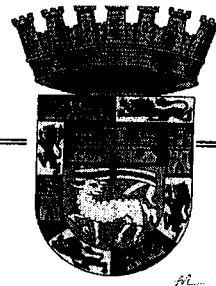
Kimberly Bryan
Project Manager

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Engineering Division

1205 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32084-8646

PHONE: (904) 209-2700
FAX: (904) 209-2601



INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Robert Zammataro, Chief Engineer - Development
SUBJECT: Murabella Parkway
DATE: October 21, 2008

Please present the Bill of Sale and Construction Value documents to the Board of County Commissioners (BCC) for final approval and acceptance of Murabella Parkway.

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.