

**RESOLUTION NO. 2009- 293**

**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 SUBDIVISION UNIT 3 (PHASE 4A & 4B).**

**RECITALS**

**WHEREAS**, Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, 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 system within Murabella Subdivision Unit 3 (Phase 4A & 4B); and

**WHEREAS**, 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 as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, to the extent that there are typographical, 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.

**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.

Section 3. The Clerk of Court is hereby instructed to file the original Bill of Sale and schedule of values in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 20<sup>th</sup> day of October, 2009.

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

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 10/22/09

**BILL OF SALE**  
(Murabella Phase Four)

KNOW ALL MEN BY THESE PRESENTS, that the **Turnbull Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Seller"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **St. Johns County, Florida**, a political subdivision of the State of Florida, whose address is c/o Clerk of the Courts, Post Office Drawer 349, St. Augustine, Florida 32805 ("County"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the County, its successors and assigns, the following described property, assets and rights, to-wit:

Utility System including the complete water and/or wastewater system including all water mains, water services between mains and water meters, meters, fire hydrants, sanitary sewer force main, the gravity sewer main, all sanitary sewer manholes, and the sanitary sewer lift station\*all located on portions of the real property known as MURABELLA UNIT THREE, as recorded in Map Book 57, Pages 94 through 109, of the public records of St. Johns County, Florida.

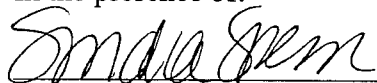
\*and further described in Exhibit A attached hereto.

TO HAVE AND TO HOLD all of the foregoing unto the County, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the County, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the County, its successors and assigns, against the lawful claims and demands of all persons whosoever.

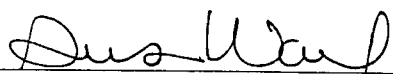
IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered  
In the presence of:

  
Print Name: Sandra Spencer

  
Print Name: Dolores C. McNeal

**Turnbull Creek  
Community Development District**

By:   
Susan Wood  
Chairperson, Board of Supervisors

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 18 day of October, 2006, by Susan Wood, the Chairperson of the Turnbull Creek Community Development District, on behalf of the District. She is personally known to me or produced \_\_\_\_\_ as identification and did (did not) take an oath.

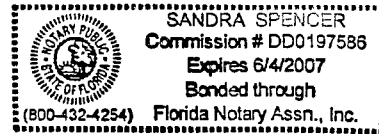
*Sandra Spencer*

NOTARY PUBLIC

Print Name: Sandra Spencer

My Commission Expires: 6/4/2007

Commission Number: DD0197586





Fifty Years of Service to Northeast Florida

Mike Valencourt  
President

Frank Valencourt  
Vice-President

F. E. Valencourt  
Senior Vice-President

St. Johns County Utility Dept.  
2175 Mizell Road  
P.O. Drawer 3006  
St. Augustine, Florida 32085

7-Jul-06

Re: MURRABELLA Phase 4A (Schedule of Utility Value)

<u>Watermain</u>	Quantity	Unit	Unit Price	Project Total
10" DR25 PVC Watermain	660	LF	\$ 22.85	\$ 15,081.00
8" DR25 PVC Watermain	2,689	LF	\$ 18.59	\$ 49,988.51
6" DR25 PVC Watermain	2,200	LF	\$ 21.67	\$ 47,674.00
4" DR25 PVC Watermain	1,455	LF	\$ 13.48	\$ 19,613.40
10" Gate Valve	2	EA	\$ 2,000.00	\$ 4,000.00
8" Gate Valve	5	EA	\$ 1,200.00	\$ 6,000.00
6" Gate Valves	8	EA	\$ 800.00	\$ 6,400.00
Fire Hydrant	13	EA	\$ 2,020.62	\$ 26,268.06
Water Services	130	EA	\$ 762.77	\$ 99,160.10
<b>Water Main Total</b>				<b>\$ 259,104.07</b>
<u>Sanitary Sewer Main</u>	Quantity	Unit	Unit Price	Project Total
Type A Man hole	22	EA	\$ 3,415.56	\$ 75,142.32
8" SDR-26 Sewer Main	4,924	LF	\$ 34.19	\$ 168,351.56
Sewer Services	130	EA	\$ 529.81	\$ 68,875.30
TV Test Sewer Main	4,924	LF	\$ 5.62	\$ 27,672.88
<b>Sanitary Sewer Main Total</b>				<b>\$ 340,042.06</b>
<b>Grand Total For Water &amp; Sewer</b>				<b>\$ 599,146.13</b>

Sincerely,

A handwritten signature in cursive script that reads "Marcus McInarnay".

Marcus McInarnay

Valencourt Construction - Project Manager



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President

Frank Valencourt  
Vice-President

F. E. Valencourt  
Senior Vice-President

St. Johns County Utility Dept.  
2175 Mizell Road  
P.O. Drawer 3006  
St. Augustine, Florida 32085

16-Oct-06

Re: MURRABELLA Phase 4B (Schedule of Utility Value)

**Watermain**

	Quantity	Unit	Unit Price	Project Total
10" DR25 PVC Watermain	680	LF	\$ 28.91	\$ 19,658.80
8" DR25 PVC Watermain	4,740	LF	\$ 31.66	\$ 150,066.59
6" DR25 PVC Watermain	200	LF	\$ 60.36	\$ 12,071.81
Fire Hydrant	9	EA	\$ 2,097.50	\$ 18,877.50
Water Services	104	EA	\$ 762.77	\$ 79,328.08
<b>Water Main Total</b>				<b>\$ 280,002.78</b>

**Sanitary Sewer Main**

	Quantity	Unit	Unit Price	Project Total
Type A Man hole	18	EA	\$ 6,880.66	\$ 123,851.83
8" SDR-26 Sewer Main	4,483	LF	\$ 45.65	\$ 204,657.95
Sewer Services	103	EA	\$ 677.89	\$ 69,822.67
TV Test Sewer Main	4,500	LF	\$ 5.62	\$ 25,290.00
<b>Sanitary Sewer Main Total</b>				<b>\$ 423,622.45</b>

**Sanitary Force Main**

	Quantity	Unit	Unit Price	Project Total
4" PVC Pipe	2,500	EA	\$ 19.33	\$ 48,322.87
6" HDPE Pipe	720	LF	\$ 47.62	\$ 34,286.40
Tapping Sleeve & Valve	1	EA	\$ 2,578.00	\$ 2,578.00
<b>Sanitary Force Main Total</b>				<b>\$ 85,187.27</b>

**Sanitary Lift Station**

	Quantity	Unit	Unit Price	Project Total
Lift Station 8' dia. 25' deep	1	EA	\$ 192,920.03	\$ 192,920.03
<b>Sanitary Sewer Main Total</b>				<b>\$ 192,920.03</b>

**Grand Total For Water & Sewer**

**\$ 981,732.53**

Sincerely,

*Marcus McNarnay*

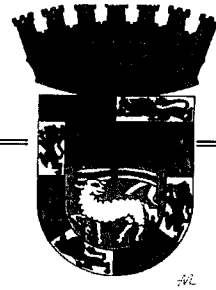
Marcus McNarnay

Valencourt Construction - 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

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INTEROFFICE MEMORANDUM

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TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Robert Zammataro, Chief Engineer - Development  
SUBJECT: Murabella Unit 3 (Phase 4A & 4B)  
DATE: September 8, 2009

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Murabella Unit 3 (Phase 4A & 4B).

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy for the utilities for our files.

Your support and cooperation as always are greatly appreciated.