

RESOLUTION NO. 2010- 80

**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 LOCATED IN SOUTH TUSCANY VILLAGE SUBDIVISION.**

**RECITALS**

**WHEREAS**, KB Home Jacksonville, LLC, a Delaware 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 system in South Tuscany Village Subdivision; and

**WHEREAS**, the water and sewer lines are installed within the private rights-of-way within the subdivision for which the County has legal access by virtue of an existing easement for access and utility purposes; 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:

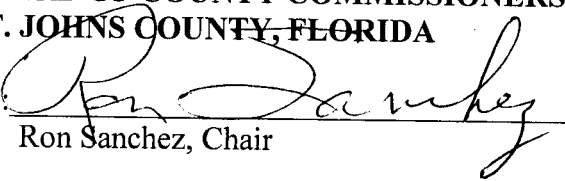
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

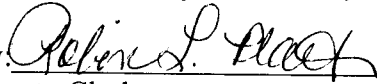
Section 3. The Clerk of Court is instructed to file the Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6<sup>th</sup> day of April, 2010.

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

By:   
Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 4/7/2010

**BILL OF SALE**

UTILITY IMPROVEMENTS  
FOR SOUTH TUSCANY VILLAGE SUBDIVISION

KB HOME JACKSONVILLE LLC, a Delaware limited liability company ("KB Home"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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:

The personal property, fixtures and equipment comprising the sewage collection and potable water distribution system (the "Improvements") for improvements within the project. All of the Improvements are included on the approved construction plan drawings prepared by King Engineering, Inc. dated November 2, 2005 and marked approved by St. Johns County on December 6, 2005 (the "Plans"). All of the Improvements are lying within the right-of-way of Cabernet Place, Crete Court and Michelangelo Place, all a part of the plat of SOUTH TUSCANY VILLAGE recorded in Map Book 59, pages 116 through 120 of the public records of St. Johns County, Florida, and further described in Exhibit "A" attached hereto.

KB Home does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is the lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good right 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**, KB Home has caused this instrument to be duly executed and delivered by its duly authorized officer on this 17<sup>th</sup> day of NOVEMBER, 2006.

KB HOME JACKSONVILLE LLC, a Delaware  
limited liability company


By:   
Name: James A. Hixson  
Its: Director of Land

Exhibit "A" to Bill of Sale

October 10, 2006

St. Johns County Utility Department  
2175 Mizell Road  
P.O. Drawer 3006  
St. Augustine, Fl. 32085-3006

RE: (AJJI 05035)

Dear Mr. Paul Triay,

Attached is the Schedule of Values for the "TUSCANY VILLAGE SOUTH" project.

**WATER DISTRIBUTION SYSTEM**

Mains, . (Size and Quantity)

a) 6" PVC DR-25, 220 LF	\$ 4,290.00
b) 8" PVC DR-25, 2300 LF	\$57,500.00

Valves, (Size and Quantity)

a) 6" Gate Valve & Box, 6 EA	\$ 4,500.00
b) 8" Gate Valve & Box, 6 EA	\$ 7,200.00

Hydrants, (Quantity)

a) Fire Hydrants, 5 EA	\$ 15,000.00
b) 2" Flushing Hydrant, 2 EA	\$ 1,000.00

Services,

a) Short Double Service 38 EA	\$ 28,500.00
b) Long Double Service 25 EA	\$ 20,000.00

**Water Total Value** **\$ 137,990.00**

SANITARY SEWER COLLECTION SYSTEM.

Mains (Length and Size)

a) 8" PVC DR 26, 2145 LF \$ 78,078.00

Manholes (Quantity)

a) Manholes, 9 EA \$ 58,500.00

Services (Quantity)

a) Services, 126 EA \$ 56,700.00

**Sewer Total Value \$ 193,278.00**

**Grand Total Value \$ 331,268.00**

Sincerely,



A.J. JOHNS, INC.

Mike Myers

Project Manager



## St. Johns County Board of County Commissioners

Utility Department

---

---

### INTEROFFICE MEMORANDUM

---

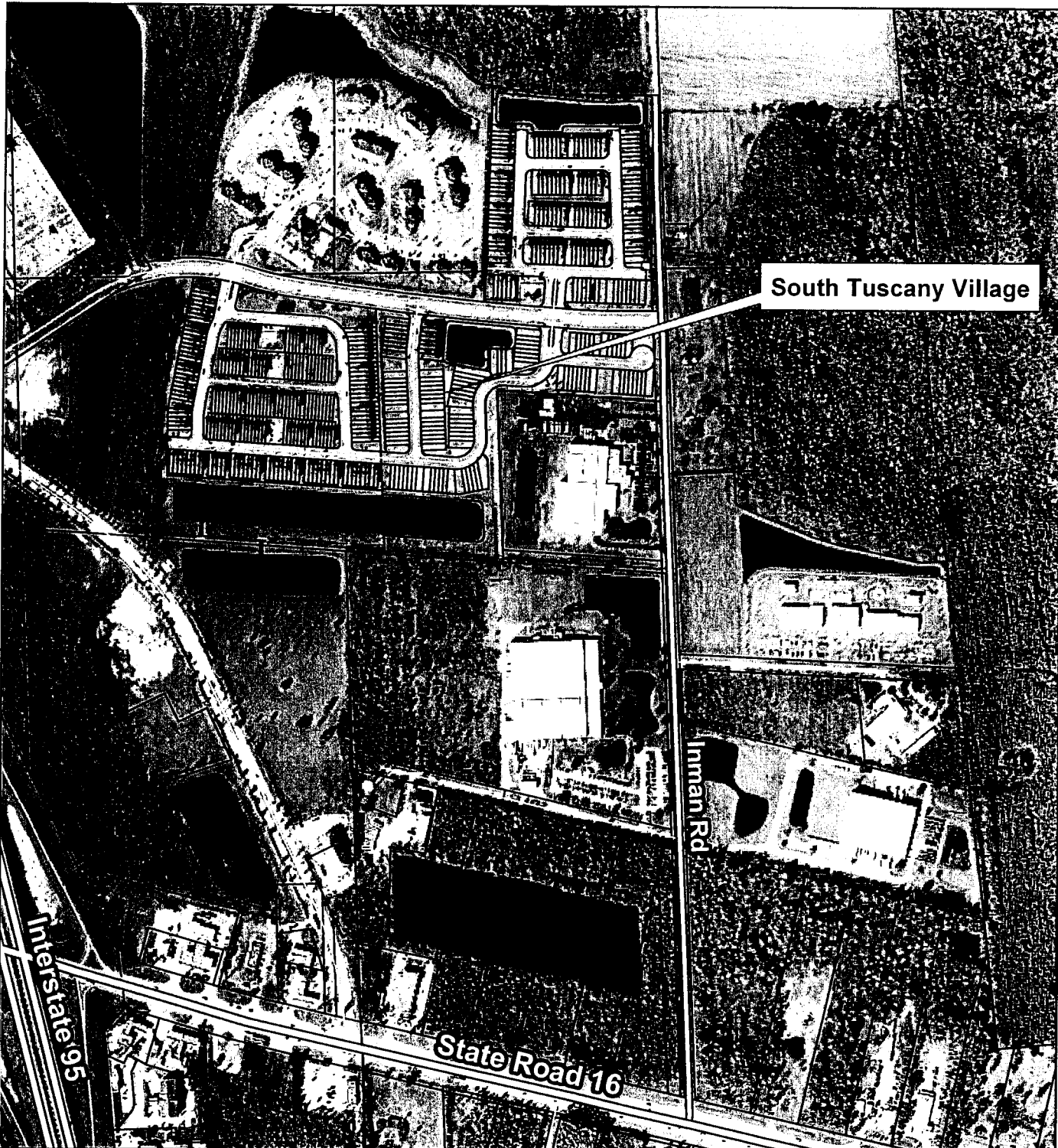
---

TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Tuscany Village South  
DATE: March 2, 2010

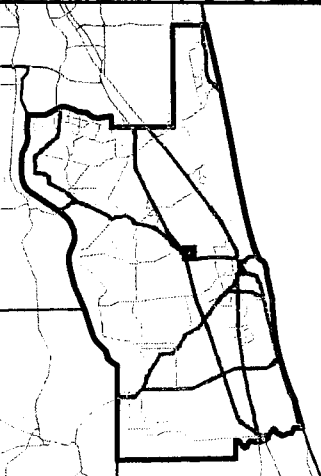
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Tuscany Village South.

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.



South Tuscany Village



# South Tuscany Village Bill of Sale

0 165 330 660 990 1,320 Feet



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
March 4, 2010  
(904) 209-0788

DISCLAIMER.  
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.