

RESOLUTION NO. 2015- 113

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 TO SERVE WHISPER CREEK PHASE 1 UNIT B LOCATED OFF PACETTI ROAD.

RECITALS

WHEREAS, Six Mile Creek Community Development District, 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 to serve Whisper Creek Phase 1 Unit B located off Pacetti Road; 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.

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. 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.

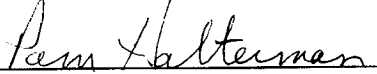
Section 4. The Clerk of Court is instructed to file the Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5th day of May, 2015.

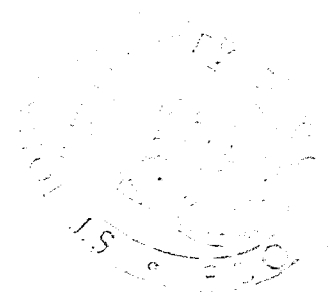
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 5/7/15





BILL OF SALE
UTILITY IMPROVEMENTS
for

Whisper Creek Phase 1 – Units A & B

Six Mile Creek Community Development District, (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:

The personal property, fixtures, and equipment comprising the gravity sewer system, potable water distribution system, force main transmission system, and lift station systems (the "Improvements") for improvements within the project. All of the Improvements are included on the approved construction plan drawings prepared by England-Thims & Miller, Inc. for Whisper Creek Phase 1 – Units A, B & C. All of the Improvements are lying within those lands described on Exhibit "A" attached hereto.

Said personal property, fixtures, and equipment being more particularly described on the Schedule of Values attached as Exhibit "B".

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 3 of DEC., 2014.

WITNESS:

Witness Signature

SCOTT A. WILD

Print Witness Name

OWNER:

Owner's Signature

CHRISTIAN W. KUHN

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 2nd day of December, 2014, by Christian W. Kuhn who is personally known to me or has produced _____ as identification.

Notary Public

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires **Sep. 25, 2017**
Commission No. **FF 34039**

November 4, 2014

Job No. 39648

Whisper Creek Access Easement

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

For a Point of Reference, commence at the centerline intersection of Split Oak Road, a 50 foot right of way as presently established and Providence Drive, a 50 foot right of way as presently established; thence North $83^{\circ}37'00''$ West, along said centerline of Split Oak Road, 55.00 feet to the Westerly terminus of said Split Oak Road; thence South $06^{\circ}23'00''$ West, along said Westerly terminus, 25.00 feet to the Point of Beginning.

From said Point of Beginning, thence North $83^{\circ}37'00''$ West, 307.84 feet to the point of curvature of a curve concave Northerly having a radius of 235.00 feet; thence Westerly along the arc of said curve, through a central angle of $05^{\circ}06'46''$, an arc length of 20.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $81^{\circ}03'37''$ West, 20.96 feet; thence North $11^{\circ}29'47''$ East, 50.00 feet to a point on a curve concave Northerly having a radius of 185.00 feet; thence Easterly along the arc of said curve, through a central angle of $05^{\circ}06'46''$, an arc length of 16.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $81^{\circ}03'37''$ East, 16.50 feet; thence South $83^{\circ}37'00''$ East, 307.84 feet; thence South $06^{\circ}23'00''$ West, along said Westerly terminus, 50.00 feet to the Point of Beginning.

Containing 16,329 square feet, more or less.

November 4, 2014

Job No. 39648

Whisper Creek Access & Utility Easement

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

For a Point of Reference, commence at the centerline intersection of Split Oak Road, a 50 foot right of way as presently established and Providence Drive, a 50 foot right of way as presently established; thence North $83^{\circ}37'00''$ West, along said centerline of Split Oak Road, 55.00 feet to the Westerly terminus of said Split Oak Road; thence South $06^{\circ}23'00''$ West, along said Westerly terminus, 25.00 feet; thence North $83^{\circ}37'00''$ West, 276.40 feet to the Point of Beginning.

From said Point of Beginning, thence South $06^{\circ}23'00''$ West, 16.94 feet; thence North $83^{\circ}37'00''$ West, 40.00 feet; thence North $06^{\circ}23'00''$ East, 17.09 feet to a point on a curve concave Northerly having a radius of 235.00 feet; thence Easterly along the arc of said curve, through a central angle of $02^{\circ}05'10''$, an arc length of 8.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}34'25''$ East, 8.56 feet; thence South $83^{\circ}37'00''$ East, 31.45 feet to the Point of Beginning.

Containing 678 square feet, more or less.

November 4, 2014

Job No. 39648

Whisper Creek Lift Station No. 4

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

For a Point of Reference, commence at the centerline intersection of Split Oak Road, a 50 foot right of way as presently established and Providence Drive, a 50 foot right of way as presently established; thence North 83°37'00" West, along said centerline of Split Oak Road, 55.00 feet to the Westerly terminus of said Split Oak Road; thence South 06°23'00" West, along said Westerly terminus, 25.00 feet; thence North 83°37'00" West, 276.40 feet; thence South 06°23'00" West, 16.94 feet to the Point of Beginning.

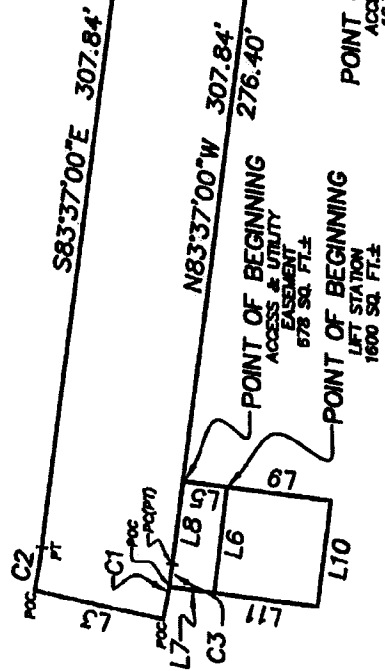
From said Point of Beginning, thence South 06°23'00" West, 40.00 feet; thence North 83°37'00" West, 40.00 feet; thence North 06°23'00" East, 40.00 feet; thence South 83°37'00" East, 40.00 feet to the Point of Beginning.

Containing 1600 square feet, more or less.

MAP TO SHOW

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

UNPLATTED LANDS
ANTONIO HUERTAS GRANT
SECTION 38
TOWNSHIP 6 SOUTH
RANGE 28 EAST



LINE	BEARING	ANGLE	DELTA	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
L1	N83°37'00"W	55.00'					
L2	S06°23'00"W	23.00'					
L3	N17°29'47"E	50.00'					
L4	N06°23'00"E	50.00'					
L5	S06°23'00"W	16.84'					
L6	(N)S83°37'00"E(W)	40.00'					
L7	N06°23'00"E	17.09'					
L8	S83°37'00"E	31.45'					
L9	S06°23'00"W	40.00'					
L10	N83°37'00"W	40.00'					
L11	N06°23'00"E	40.00'					

NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE CENTERLINE LINE OF SPLIT OAK ROAD AS BEING NORTH 83°37'00" WEST.

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	235.00'	05°06'48"	20.97'	S81°03'57"E	20.98'		
C2	185.00'	05°06'48"	16.81'	S81°03'57"E	16.50'		
C3	235.00'	02°05'10"	8.56'	S82°34'25"E	8.56'		

LEGEND

- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT OF CURVATURE
- C/L CENTERLINE
- LI TABULATED LINE DATA
- CI TABULATED CURVE DATA
- R/W RIGHT OF WAY
- SOA SQUARE
- FL FEET
- C.B.L. OFFICIAL RECORDS BOOK

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 0861
PROFESSIONAL LAND SURVEYORS
8947 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
OFFICE (904) 346-1733
FAX (904) 346-1738

JONATHAN B. BOWMAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA LS No. 4680

DATE: NOVEMBER 4, 2014. SCALE AS SHOWN.



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	<u>Whisper Creek Phase 1 - Unit B</u>
Contractor:	<u>RB Baker Construction, Inc./Vallencourt Construction</u>
Developer:	<u>Six Mile Creek Community Development District</u>

Existing Water Infrastructure (R.B. Baker)

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" PVC Water	LF	272	\$ 11.83	\$ 3,217.76
4" PVC Water	LF	793	\$ 16.56	\$ 13,132.08
6" PVC Water	LF	224	\$ 24.32	\$ 5,447.68
8" PVC Water	LF	2640	\$ 26.83	\$ 70,831.20
12" PVC Water	LF	1996	\$ 49.02	\$ 97,843.92
16" PVC Water	LF	4524	\$ 63.67	\$ 288,043.08
20" PVC Water	LF	2949	\$ 99.34	\$ 292,953.66
14" Casing	LF	35	\$ 53.56	\$ 1,874.60
18" Casing	LF	91	\$ 66.24	\$ 6,027.84
24" Casing	LF	203	\$ 87.28	\$ 17,717.84
30" Casing	LF	215	\$ 110.17	\$ 23,686.55
36" Casing	LF	85	\$ 149.65	\$ 12,720.25
Water Valves (Size and Type)				
4" Gate Valve & Box	Ea	3	\$ 703.16	\$ 2,109.48
6" Gate Valve & Box	Ea	21	\$ 915.98	\$ 19,235.58
8" Gate Valve & Box	Ea	14	\$ 1,322.19	\$ 18,510.66
12" Gate Valve & Box	Ea	10	\$ 2,715.84	\$ 27,158.40
16" Gate Valve & Box	Ea	8	\$ 5,087.34	\$ 40,698.72
20" Gate Valve & Box	Ea	2	\$ 12,491.11	\$ 24,982.22
Hydrants Assembly (Size and Type)				
Fire Hydrant Assembly	Ea	21	\$ 3,898.00	\$ 81,858.00
Sevices (Size and Type)				
Water Services	Ea	99	\$ 585.82	\$ 57,996.18
20" Tie-In	Ea	1	\$ 4,428.70	\$ 4,428.70
Sub-Total Existing Water System Cost				\$ 1,110,474.40

Removal of Existing Water Infrastructure

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Sevices (Size and Type)				
Water Services	Ea	-13	\$ 585.82	\$ (7,615.66)
Sub-Total Existing Water System Removal Cost				\$ (7,615.66)

New Water Infrastructure (Vallencourt)

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Sevices (Size and Type)				
2" Double Water Service - Long Side	EA	11	\$ 1,053.99	\$ 11,593.89
2" Double Water Service - Long Side - Move	EA	3	\$ 740.96	\$ 2,222.88
1" Single Water Service - Long Side	EA	1	\$ 838.86	\$ 838.86
1" Single Water Service - Short Side	EA	12	\$ 655.52	\$ 7,866.24
Sub-Total New Water System Cost				\$ 22,521.87

GRAND TOTAL WATER SYSTEM COST	\$ 1,125,380.61
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St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Whisper Creek Phase I - Unit B
Contractor:	RB Baker Construction, Inc./Vallencourt Construction
Developer:	Six Mile Creek Community Development District

Existing Sewer Infrastructure (R.B. Baker)

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" Forcemain	LF	1728	\$ 19.32	\$ 33,384.96
6" Forcemain	LF	2426	\$ 21.89	\$ 53,105.14
10" Forcemain	LF	3354	\$ 43.62	\$ 146,301.48
12" Forcemain	LF	1365	\$ 53.19	\$ 72,604.35
16" Forcemain	LF	1898	\$ 75.64	\$ 143,564.72
8" DIP Forcemain	LF	80	\$ 68.13	\$ 5,450.40
14" Casing - FM	LF	136	\$ 56.28	\$ 7,654.08
16" Casing - FM	LF	91	\$ 80.57	\$ 7,331.87
18" Casing - FM	LF	55	\$ 72.81	\$ 4,004.55
Sewer Valves (Size and Type)				
4" Gate Valve - FM	EA	1	\$ 703.16	\$ 703.16
6" Gate Valve - FM	EA	4	\$ 916.00	\$ 3,664.00
8" Gate Valve - FM	EA	1	\$ 1,241.00	\$ 1,241.00
10" Gate Valve - FM	EA	3	\$ 1,952.00	\$ 5,856.00
12" Gate Valve - FM	EA	1	\$ 2,376.71	\$ 2,376.71
16" Gate Valve - FM	EA	0	\$ 5,004.00	\$ -
Air release valve W/MH - FM	EA	8	\$ 4,192.61	\$ 33,540.88
16" Tie-in - FM	EA	1	\$ 2,660.00	\$ 2,660.00
2" Flushing Hydrant - FM	EA	5	\$ 674.00	\$ 3,370.00
Gravity Mains (Size, Type & Pipe Class)				
8" PVC Sewer -6	LF	603	\$ 26.40	\$ 15,919.20
8" PVC Sewer 6-8	LF	2028	\$ 36.85	\$ 74,731.80
8" PVC Sewer 8-10	LF	634	\$ 39.38	\$ 24,966.92
8" PVC Sewer 10-12	LF	680	\$ 42.67	\$ 29,015.60
8" PVC Sewer 12-14	LF	1273	\$ 54.67	\$ 69,594.91
8" PVC Sewer 14-16	LF	1195	\$ 69.79	\$ 83,399.05
8" PVC Sewer 16-18	LF	716	\$ 83.03	\$ 59,449.48
8" PVC Sewer 18-20	LF	151	\$ 105.11	\$ 15,871.61
10" PVC Sewer 14-16	LF	78	\$ 86.00	\$ 6,708.00
10" PVC Sewer 16-18	LF	78	\$ 107.67	\$ 8,398.26
10" PVC Sewer 18-20	LF	153	\$ 152.01	\$ 23,257.53
12" PVC Sewer 14-16	LF	686	\$ 105.86	\$ 72,619.96
12" PVC Sewer 16-18	LF	569	\$ 129.94	\$ 73,935.86
15" PVC Sewer 18-20	LF	25	\$ 183.74	\$ 4,593.50

Laterals (Size and Type)				
6" PVC Lateral -10	LF	1967	\$ 23.39	\$ 46,008.13
6" PVC Lateral +10	LF	829	\$ 31.87	\$ 26,420.23
Manholes (Size and Type)				
Sewer MH Type A -6	EA	7	\$ 2,836.11	\$ 19,852.77
Sewer MH Type A 6-8	EA	10	\$ 3,264.14	\$ 32,641.40
Sewer MH Type A 8-10	EA	3	\$ 4,193.33	\$ 12,579.99
Sewer MH Type A 10-12	EA	4	\$ 4,878.27	\$ 19,513.08
Sewer MH Type A 12-14	EA	2	\$ 6,237.37	\$ 12,474.74
Sewer MH Type A 14-16	EA	4	\$ 6,958.68	\$ 27,834.72
Sewer MH Type A 16-18	EA	6	\$ 10,085.06	\$ 60,510.36
Sewer MH Type A 18-20	EA	2	\$ 13,408.00	\$ 26,816.00
Sewer MH Type A 20-22	EA	2	\$ 14,995.04	\$ 29,990.08
Sewer MH Type B 8-10	EA	1	\$ 7,236.44	\$ 7,236.44
Sewer MH Type B 12-14	EA	3	\$ 10,614.08	\$ 31,842.24
Sewer MH Type B 14-16	EA	2	\$ 11,930.99	\$ 23,861.98
Sewer MH Type D 16-18	EA	1	\$ 12,840.34	\$ 12,840.34
Sewer MH Type D 18-20	EA	3	\$ 14,925.30	\$ 44,775.90
6" Sewer Cleanout Assembly	EA	65	\$ 313.74	\$ 20,393.10
Lift Station			\$ -	\$ -
Lift Station 1	EA	1	\$ 912,717.00	\$ 912,717.00
Lift Station 4	EA	1	\$ 260,652.00	\$ 260,652.00
Lift Station 5	EA	1	\$ 274,815.00	\$ 274,815.00
Sub-Total Existing Sewer System Cost				\$ 2,993,050.48

Removal of Existing Sewer Infrastructure

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Gravity Mains (Size, Type & Pipe Class)				
8" PVC Sewer 6-8	LF	-211	\$ 36.85	\$ (7,775.35)
8" PVC Sewer 8-10	LF	-249	\$ 39.38	\$ (9,805.62)
8" PVC Sewer 12-14	LF	-36	\$ 54.67	\$ (1,968.12)
Laterals (Size and Type)				
6" PVC Lateral -10	LF	-339	\$ 23.39	\$ (7,929.21)
6" PVC Lateral +10	LF	-33	\$ 31.87	\$ (1,051.71)
Sub-Total Existing Sewer System Removal Cost				\$ (28,530.01)

New Sewer Infrastructure (Vallencourt)

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 Sewer Main 6-8" Deep	LF	190	\$ 62.89	\$ 11,949.10
8" SDR 26 Sewer Main 10-12" Deep	LF	260	\$ 66.65	\$ 17,329.00
8" SDR 26 Sewer Main 12-14" Deep	LF	175	\$ 76.85	\$ 13,448.75
8" SDR 26 Sewer Main 14-16" Deep	LF	205	\$ 87.19	\$ 17,873.95
8" SDR 26 Sewer Main 16-18" Deep	LF	85	\$ 111.16	\$ 9,448.60
Laterals (Size and Type)				
Sewer Services- On Existing Main	EA	3	\$ 1,087.91	\$ 3,263.73
Sewer Services - On New Main	EA	24	\$ 720.41	\$ 17,289.84
Sub-Total New Sewer System Cost				\$ 90,602.97

GRAND TOTAL SEWER SYSTEM COST	\$ 3,055,123.44
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St. Johns County Board of County Commissioners

Utility Department

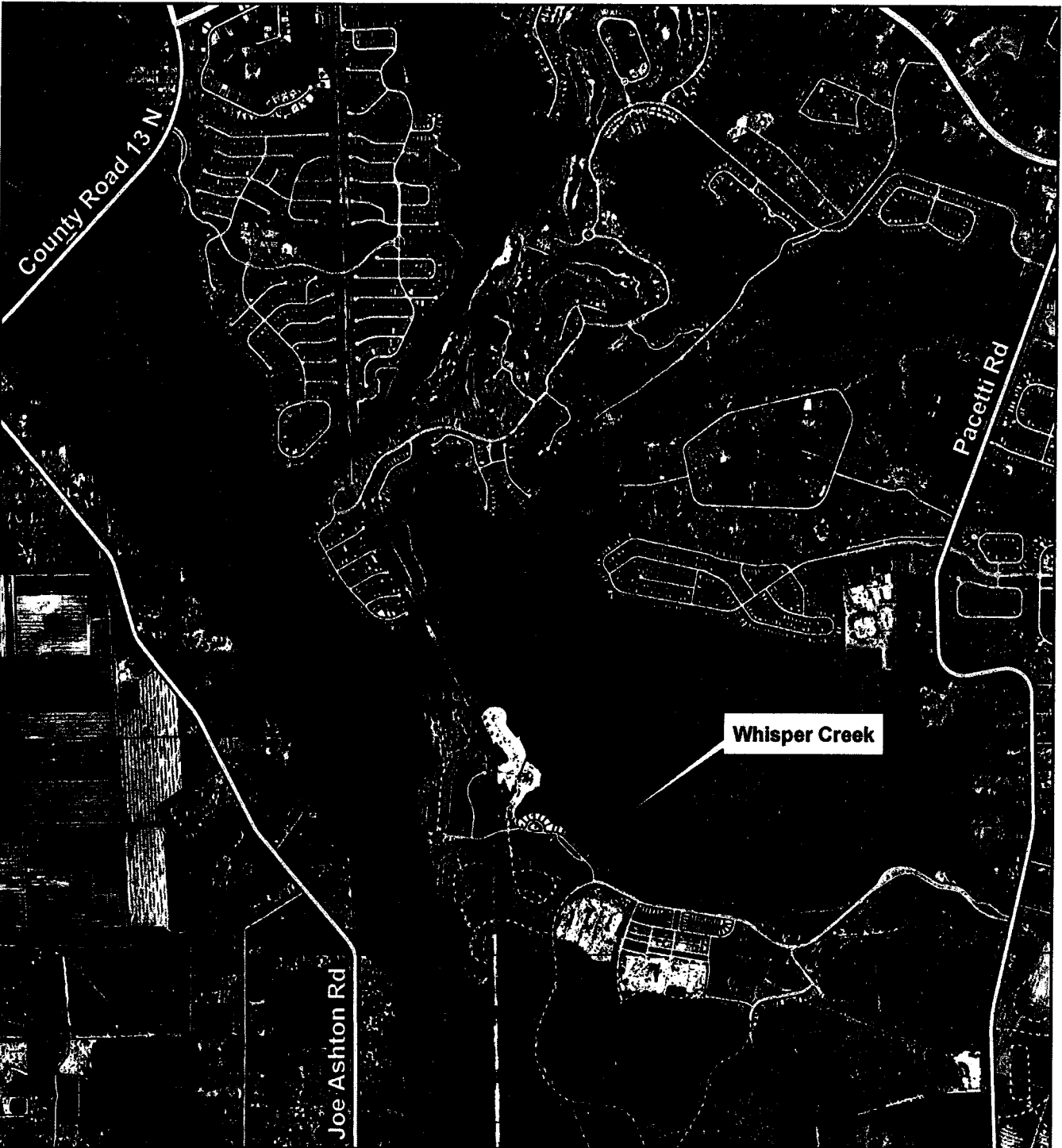
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Whisper Creek Phase 1B
DATE: January 14, 2014

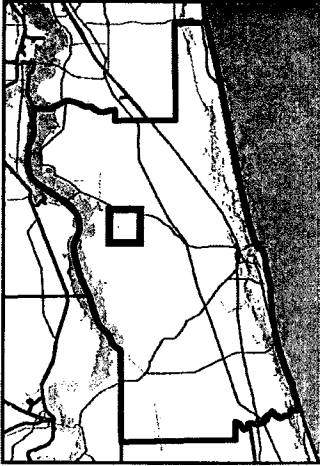
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Whisper Creek Phase 1B.

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

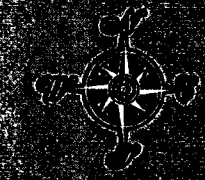
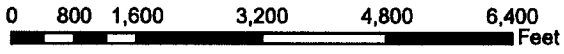
Your support and cooperation as always are greatly appreciated.



Whisper Creek



Whisper Creek Utilities



2008 Aerial Imagery

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
Date: March 23, 2015
(904) 209-0788

DISCLAIMER:
This map is for informational purposes only. It is not intended to be used for any other purpose. The map is based on aerial imagery and may not be accurate. The map is not a warranty or guarantee of any kind. The map is provided as is, with all faults and omissions.