

RESOLUTION NO. 2015- 47

**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 LINES TO SERVE PALENCIA NORTH PHASE IIB OFF US #1 NORTH.**

**RECITALS**

**WHEREAS**, Sweetwater 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 lines to serve Palencia North Phase IIB; and

**WHEREAS**, installation, maintenance and access to the water and sewer lines has been granted by virtue of the plat therefore no utility easement is needed; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents 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 3<sup>rd</sup> day of March, 2015.

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

By:  \_\_\_\_\_  
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk



**RENDITION DATE** 3/5/15



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Palencia North Phase II B**

Sweetwater 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 Palencia North Phase II B. 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 23<sup>rd</sup> of December 2014

**WITNESS:**

Cynthia Arnold  
Witness Signature

Cynthia Arnold  
Print Witness Name

**OWNER:**

Zenzi Rogers  
Owner's Signature

Zenzi Rogers  
Print Owner's Name

State of FL  
County of DUVAL

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2014, by ZENZI ROGERS who is personally known to me or has produced \_\_\_\_\_ as identification.

Kristina J Dods  
Notary Public



**EXHIBIT "A" to Bill of Sale**

**All lands within the roadway rights-of-way and St. Johns County Utility Department easements depicted on the plat of Palencia North Phase II B, as recorded in Map Book 71, pages 74-79 of the public records of St. Johns County, Florida.**



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Palencia North Phase 2B

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	<b>Water Mains (Size Type &amp; Pipe Class)</b>				
	8" DR18 PVC	LF	600	\$ 33.33	\$ 19,998.00
	6" DR18 PVC	LF	140	\$ 23.16	\$ 3,242.40
	4" DR18 PVC	LF	750	\$ 21.34	\$ 16,005.00
				\$	-
				\$	-
				\$	-
				\$	-
(1)	<b>Water Valves (Size and Type)</b>				
	6" Gate Valve	EA	2	\$ 822.49	\$ 1,644.98
	4" Gate Valve	EA	2	\$ 633.56	\$ 1,267.12
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
(1)	<b>Hydrants Assembly (Size and Type)</b>				
	Fire Hydrant	EA	2	\$ 2,243.61	\$ 4,487.22
	Flushing Hydrant	EA	1	\$ 906.92	\$ 906.92
				\$	-
				\$	-
(1)	<b>Services (Size and Type)</b>				
	1" Single Water Service	EA	1	\$ 598.22	\$ 598.22
	1" Double Water Service	EA	12	\$ 1,197.74	\$ 14,372.88
				\$	-
				\$	-
<b>Total Water System Cost</b>					<b>\$ 62,522.74</b>

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Palencia North Phase 2B

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 PVC	Linear Feet	749	\$ 47.40	\$ 35,502.60
				\$ -
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	Each	21	\$ 591.41	\$ 12,419.61
				\$ -
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
4-6 Foot Deep	Each	3	\$ 3,476.48	\$ 10,429.44
6-8 Foot Deep	Each	4	\$ 3,881.17	\$ 15,524.68
<b>Type B</b>				
6-8 Foot Deep	Each	1	\$ 4,735.78	\$ 4,735.78
				\$ -
				\$ -
<b>Lift Station</b>				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 78,612.11</b>



**St. Johns County Board of County Commissioners**

Utility Department

---

**INTEROFFICE MEMORANDUM**

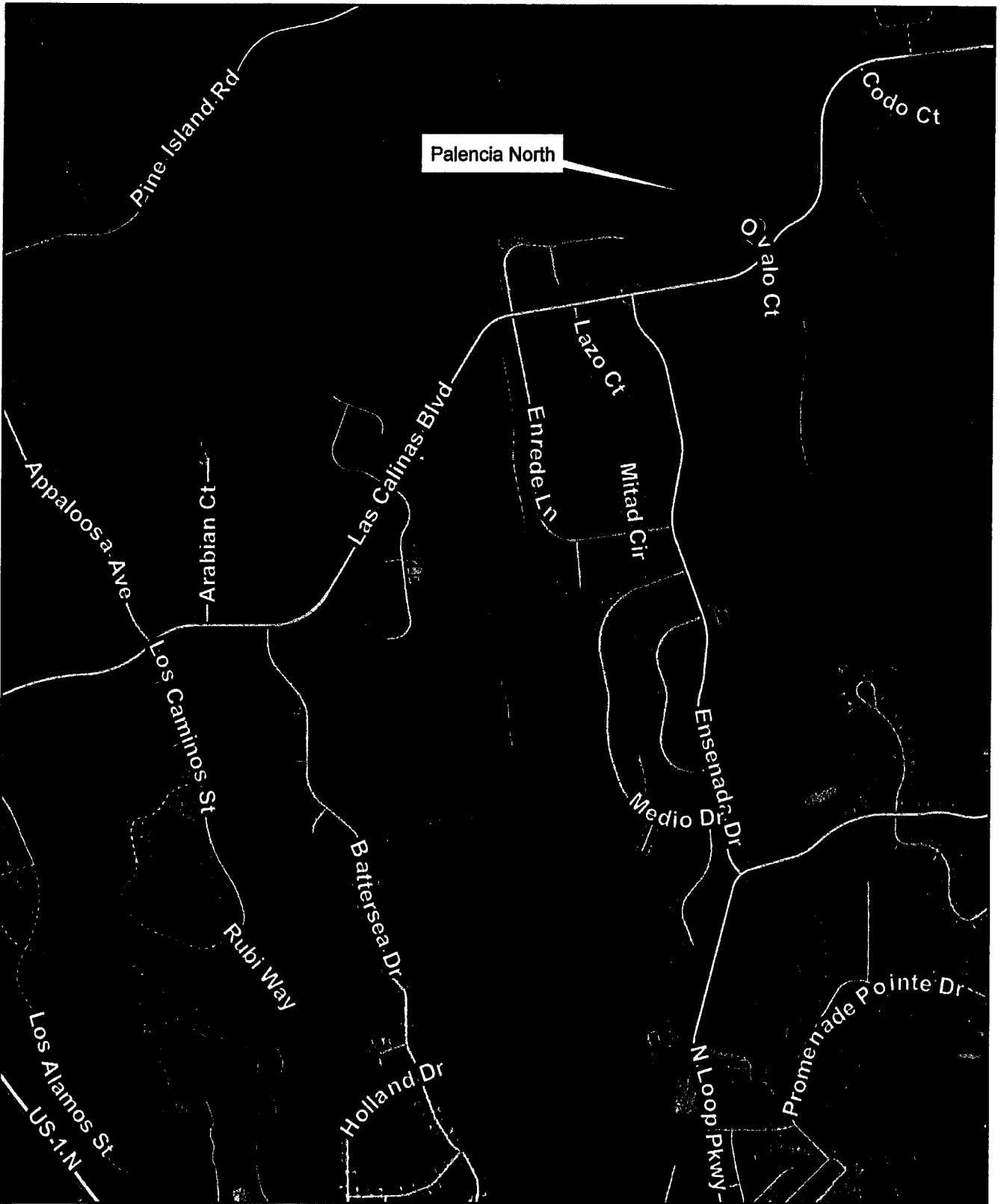
---

**TO:** Nanette Bradbury, Real Estate Coordinator  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Palencia North PUD – Phase 2B  
**DATE:** January 29, 2015

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia North PUD – Phase 2B

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.



  
 2013 Aerial Imagery  
 010200  
 Feet  
 February 2, 2015

**Palencia North**  
**Phase IIB**  
*Bill of Sale*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0762  

 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 hereon.

