

RESOLUTION NO. 2016- 144

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 WINDWARD RANCH PHASE TWO OFF STATE ROAD 16.

RECITALS

WHEREAS, Lennar Homes, LLC, a 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 lines to serve Windward Ranch Phase Two off State Road 16; 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 hereto is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener's, 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 7 day of June, 2016.

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

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halteimer
Deputy Clerk

RENDITION DATE 6/9/16

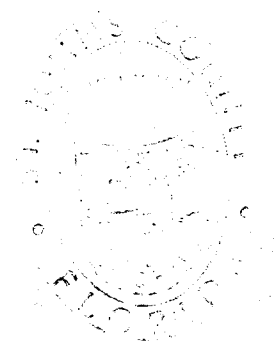


EXHIBIT "A" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

(Windward Ranch Phase Two)

(Lennar Homes, LLC; 9440 Philips Highway, Suite 7, Jacksonville, FL 32256), (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:

See exhibit A schedule of values

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 4th of January, 2016.

WITNESS:

[Signature]
Witness Signature

Robert A. Vank
Print Witness Name

OWNER:

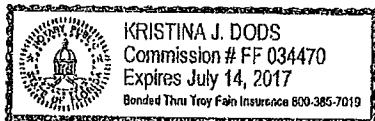
[Signature]
Owner's Signature

Scott Keiling
Print Owner's Name

State of FL
County of DUVAL

The foregoing instrument was acknowledged before me this 4th day of JANUARY, 2016, by SCOTT KEILING who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public





St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch (FKA Encanta) - Phase 2

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
4" DR18	LF	940	\$ 7.12	\$ 6,692.80
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
4" Gate Valve	EA	2	\$ 610.69	\$ 610.69
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	3994	\$ 26.98	\$ 107,758.12
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
	EA	/		\$ -
				\$ -
				\$ -
				\$ -
Manholes (Size and Type)				
				\$ -
Type A	EA	16	464.58	7,433.28
				\$ -
				\$ -
				\$ -
Type B	EA	2	11,167.35	22,334.70
				\$ -
				\$ -
Lift Station				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
Total Sewer System Cost				\$ 144,829.59



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch (FKA Encanta) - Phase 2

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	10" DR18 PVC	LF	179	\$ 21.44	\$ 3,837.76
	8" DR18 PVC	LF	3787	\$ 14.63	\$ 55,403.81
	6" DR18 PVC	LF		\$ 10.86	\$ -
	4" DR18 PVC	LF	323	\$ 8.52	\$ 2,751.96
	2" Poly	LF	150		\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	8" Gate Valve	EA	9	\$ 1,112.00	\$ 10,008.00
	4" Gate Valve	EA	2	\$ 795.00	\$ 1,590.00
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrant Assembly (Size and Type)				
	Fire Hydrant	EA	5	\$ 2,100.00	\$ 10,500.00
	2" Flushing Hydrant	EA	3	\$ 803.00	\$ 2,409.00
					\$ -
					\$ -
(1)	Services (Size and Type)				
	1" Single Water Service	EA	81	\$ 525.00	\$ 42,525.00
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 129,025.53

Note: Asset Type (1) Water Pipeline and Appurtenances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch (FKA Encanta) - Phase 2

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Reclaim Mains (Size, Type & Pipe Class)				\$ -
					\$ -
	8" DR18 PVC	LF	3934	\$ 15.77	\$ 62,039.18
	4" DR18 PVC	EA	323	\$ 7.76	\$ 2,506.48
	2" Poly	LF	150		\$ -
					\$ -
					\$ -
(1)	Reclaim Mains (Size and Type)				\$ -
					\$ -
	8" Gate Valve	EA	8	\$ 1,106.70	\$ 8,853.60
	4" Gate Valve	EA	3	\$ 614.43	\$ 1,843.29
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	1" Single Reclaim Service	EA	81	\$ 503.61	\$ 40,792.41
					\$ -
					\$ -
					\$ -
Total Reclaim System Cost					\$ 116,034.96

Note: Asset Type (1) Water Pipeline and Appurteances



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

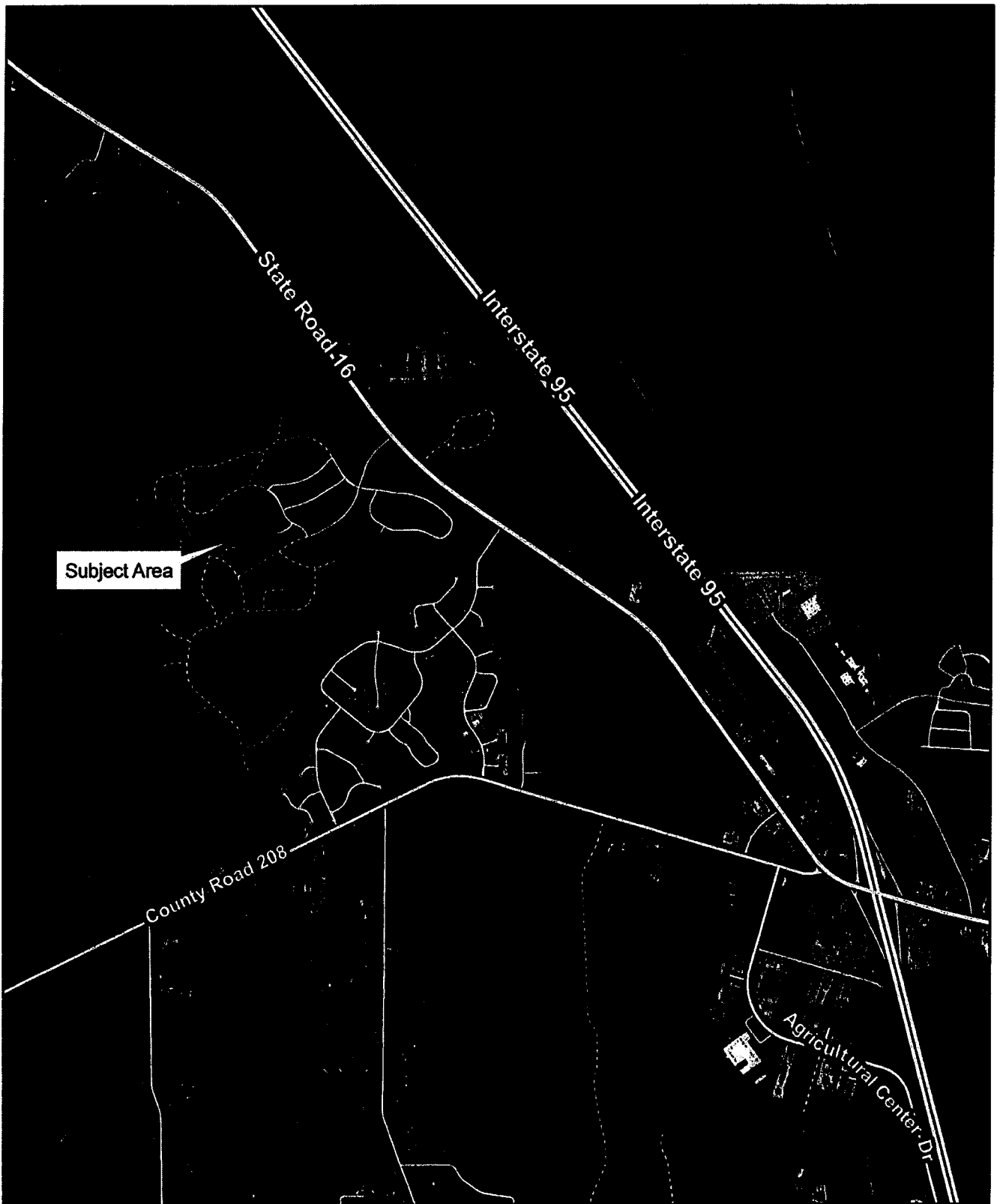
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Windward Ranch Phase 2
DATE: March 14, 2016

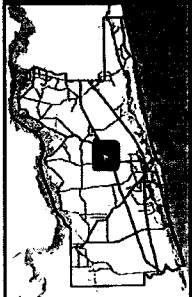
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Windward Ranch Phase 2.

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.



Subject Area



2013 Aerial Imagery
 0 1,000 2,000
 Feet
 April 21, 2016

Windward Ranch Phase Two

Bill of Sale

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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.

