

RESOLUTION NO. 2016-390

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE TREATY OAKS PHASE 1, UNIT 1, AND A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION.

RECITALS

WHEREAS, Double Eagle Development, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer lines to serve Treaty Oaks Phase 1, Unit 1, and a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit "A" and Exhibit "B," incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C," 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 Special Warranty Deed attached and incorporated 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 the Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 20 day of December, 2016.

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

By: _____
James K. Johns, Chairman

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 12/21/16



EXHIBIT "A" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS

for

Treaty Oaks Phase 1, Unit 1

Double Eagle Development, LLC, 9250 Baymeadows Road, Suite 120, 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 for Treaty Oaks Phase 1, Unit 1

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 3rd of March, 2016.

WITNESS:

Todd White

Witness Signature

TODD WHITE

Print Witness Name

OWNER:

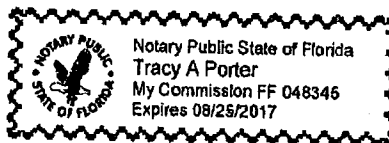
Victor Narusas

Owner's Signature

Victor Narusas

Print Owner's Name

State of FL
County of DUVAL



The foregoing instrument was acknowledged before me this 3rd day of March, ~~2016~~ 2017, by VICTOR NARUSAS who is ~~personally known to me~~ or has produced _____ as identification.

Tracy A. Porter

Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: TREATY OAKS UNIT 1 AND BRINKHOFF ROAD
 Contractor: A. J. JOHNS, INC.
 Developer: W. G. PITTS,

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" PVC DR-18 WATER MAIN	LF	3540	\$ 20.12	\$ 71,224.80
8" PVC DR-18 WATER MAIN	LF	1740	\$ 14.95	\$ 26,013.00
6" PVC DR-18 WATER MAIN	LF	1440	\$ 10.73	\$ 15,451.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" GATE VALVE	Ea	7	\$ 1,798.85	\$ 12,591.95
8" GATE VALVE	Ea	6	\$ 1,205.86	\$ 7,235.16
6" GATE VALVE	Ea	14	\$ 839.51	\$ 11,753.14
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	9	\$ 3,878.46	\$ 34,906.14
2" FLUSHING HYDRANT	Ea	4	\$ 681.65	\$ 2,726.60
			\$ -	\$ -
Sevices (Size and Type)				
1 1/2" LONG DOUBLE SERVICES	Ea	25	\$ 499.24	\$ 12,481.00
1" SHORT SINGLE SERVICES	Ea	4	\$ 400.87	\$ 1,603.48
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 195,986.47



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: **TREATY OAKS UNIT 1 AND BRINKHOFF ROAD**
 Contractor: **A. J. JOHNS, INC.**
 Developer: **W. G. PITTS,**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" HDPE	LF	60	\$ 63.67	\$ 3,820.20
8" PVC DR-25	LF	1540	\$ 13.17	\$ 20,281.80
6" PVC DR-25	LF	1000	\$ 9.68	\$ 9,680.00
4" PVC DR-25	LF	20	\$ 10.40	\$ 208.00
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8" GATE VALVE	Ea	1	\$ 1,239.57	\$ 1,239.57
6" GATE VALVE	Ea	3	\$ 830.93	\$ 2,492.79
4" GATE VALVE	Ea	1	\$ 699.95	\$ 699.95
16" TAPPING SLEEVE / GATE VALVE	Ea	1	\$ 5,462.76	\$ 5,462.76
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-35	LF	2276	\$ 16.33	\$ 37,167.08
8" PVC SDR-26	LF	2213	\$ 22.92	\$ 50,721.96
8" PVC DR-18	LF	425	\$ 50.82	\$ 21,598.50
10" HDPE	LF	60	\$ 63.67	\$ 3,820.20
Laterals (Size and Type)				
6" PVC SDR-26	EA	60	\$ 169.79	\$ 10,187.10
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-8' TYPE A	EA	7	\$ 3,675.25	\$ 25,726.75
8-12' TYPE A	EA	10	\$ 5,914.37	\$ 59,143.70
12-16' TYPE A	EA	4	\$ 7,848.05	\$ 31,392.20
16-20' TYPE A	EA	2	\$ 21,726.78	\$ 43,453.56
	EA		\$ -	\$ -
WET WELL 8' X 24'	EA	1	\$ 61,780.23	\$ 61,780.23
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 162,292.00	\$ 162,292.00
Process Piping	Lump Sum	1	\$ 12,852.00	\$ 12,852.00
Process Structure	Lump Sum	1	\$ 9,865.00	\$ 9,865.00
Process Electrical Equipment	Lump Sum	1	\$ 11,580.00	\$ 11,580.00
Other Improvements	Lump Sum	1	\$ -	\$ -
Total Sewer System Cost				\$ 585,465.35

EXHIBIT "B" TO RESOLUTION

This Instrument Prepared By:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 28th day of April, 2016 is by and from Double Eagle Development, LLC, whose address is 9250 Baymeadows Road, Ste. 305 Jacksonville, Florida 32256, hereinafter called the Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

Tract "K" (Lift Station) as shown on the plat of Treaty Oaks as recorded in Map Bok 78, Pages 28-34 in the Public Records of St. Johns County.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2015; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness:

[Handwritten Signature]

Print Name: DAVID W. CHRISTINE

By: *[Handwritten Signature]*

Its: Managing Member

Witness:

[Handwritten Signature]

Print Name: Makenzie Choate

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of April, 2016, by William G Pitts,
its _____ who is personally known to me or has produced
_____ as identification.

[Handwritten Signature]
Notary Public





St. Johns County Board of County Commissioners

Utility Department

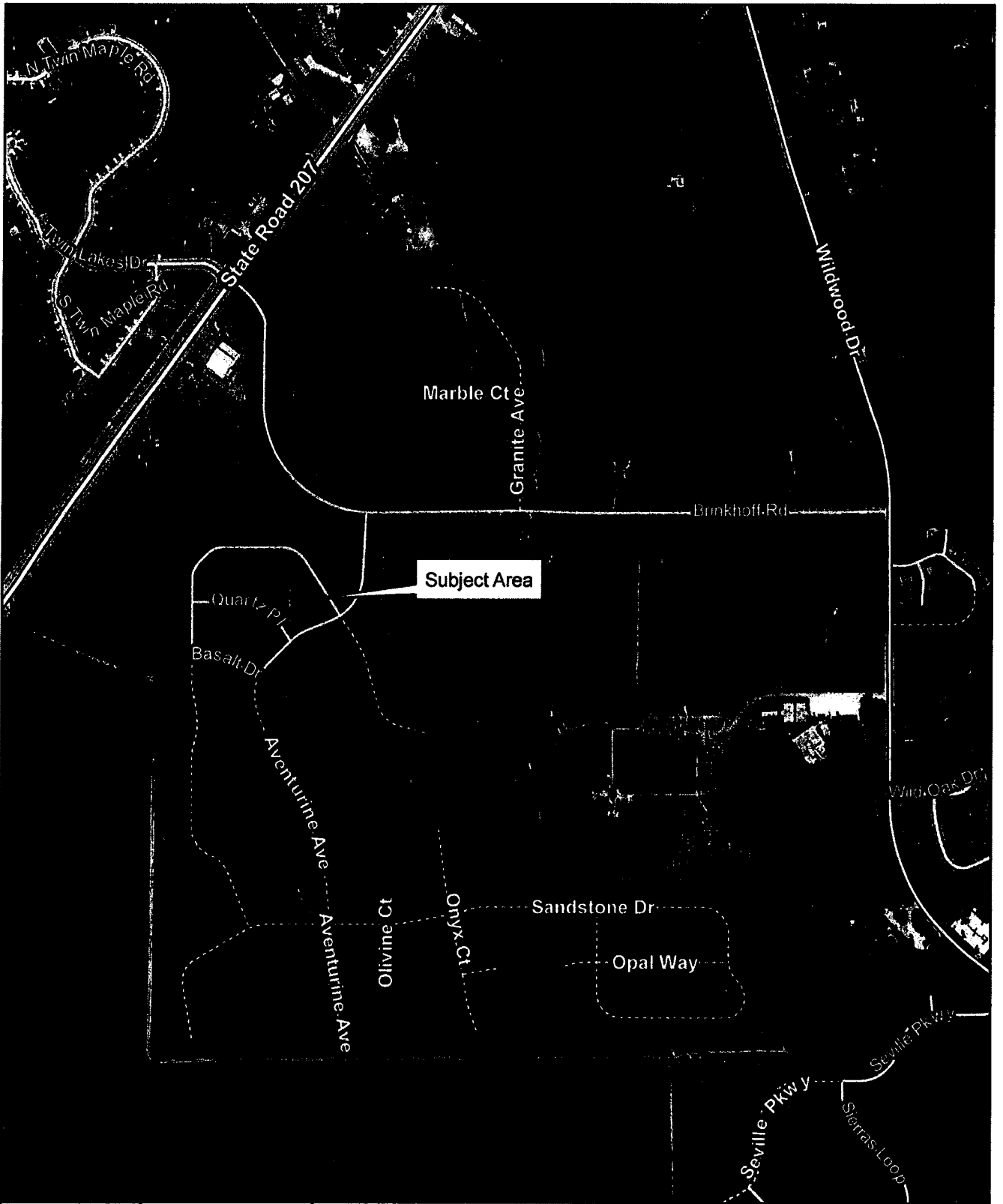
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Treaty Oaks Ph 1, Unit 1
DATE: October 20, 2016

Please present the Bill of Sale, Schedule of Values and Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Treaty Oaks Ph 1, Unit 1.

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
 0 10020800100
 Feet
 November 14, 2016

**Treaty Oaks
 Phase 1, Unit 1**
*Bill of Sale and
 Special Warranty Deed*

**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.

