

RESOLUTION NO. 2016- 83

**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 SILVER CREEK ASSISTED LIVING FACILITY ENTRY ROAD OFF STATE ROAD 207.**

**RECITALS**

**WHEREAS,** Silver Creek St. Augustine, LLLP 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 Silver Creek Assisted Living Facility Entry Road off State Road 207; and

**WHEREAS,** the water and sewer lines have been installed within public right-of-way 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, 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 5<sup>th</sup> day of April, 2016.

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

By: [Signature]  
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad, Clerk

By: [Signature]  
Deputy Clerk.

**RENDITION DATE** 4/7/16

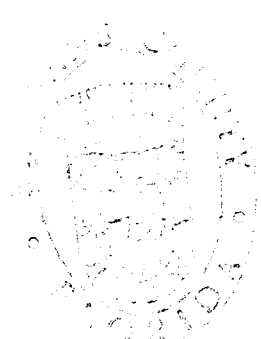


EXHIBIT "A" TO RESOLUTION

**BILL OF SALE**

**UTILITY IMPROVEMENTS  
for**

**Silver Creek Assisted Living Facility Entry Road & Associated Utilities**

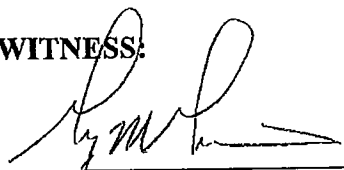
Silver Creek St. Augustine, LLLP. (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

See exhibit "A" schedule of values water, sewer and force main.

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 the 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 the instrument to be duly executed and delivered by its duly authorized office on this 13 of OCTOBER, 2015

**WITNESS:**



Witness Signature

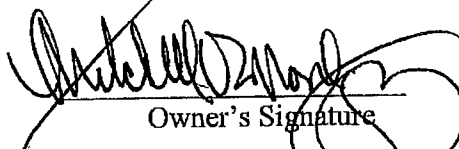
GARY M. GARRISON

Print Witness Name

State of Florida

County of Duval

**OWNER:**



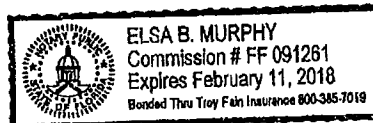
Owner's Signature

Mitchell R. Montgomery

Print Owner's Name

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October 2015; by Mitchell R. Montgomery who is personally known to me or produced N/A as identification.

Elsa B. Murphy  
Notary Public



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values  
**EXHIBIT "A" TO BILL OF SALE**

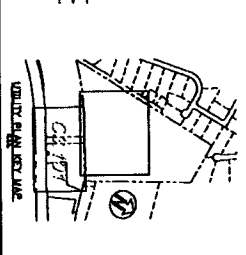
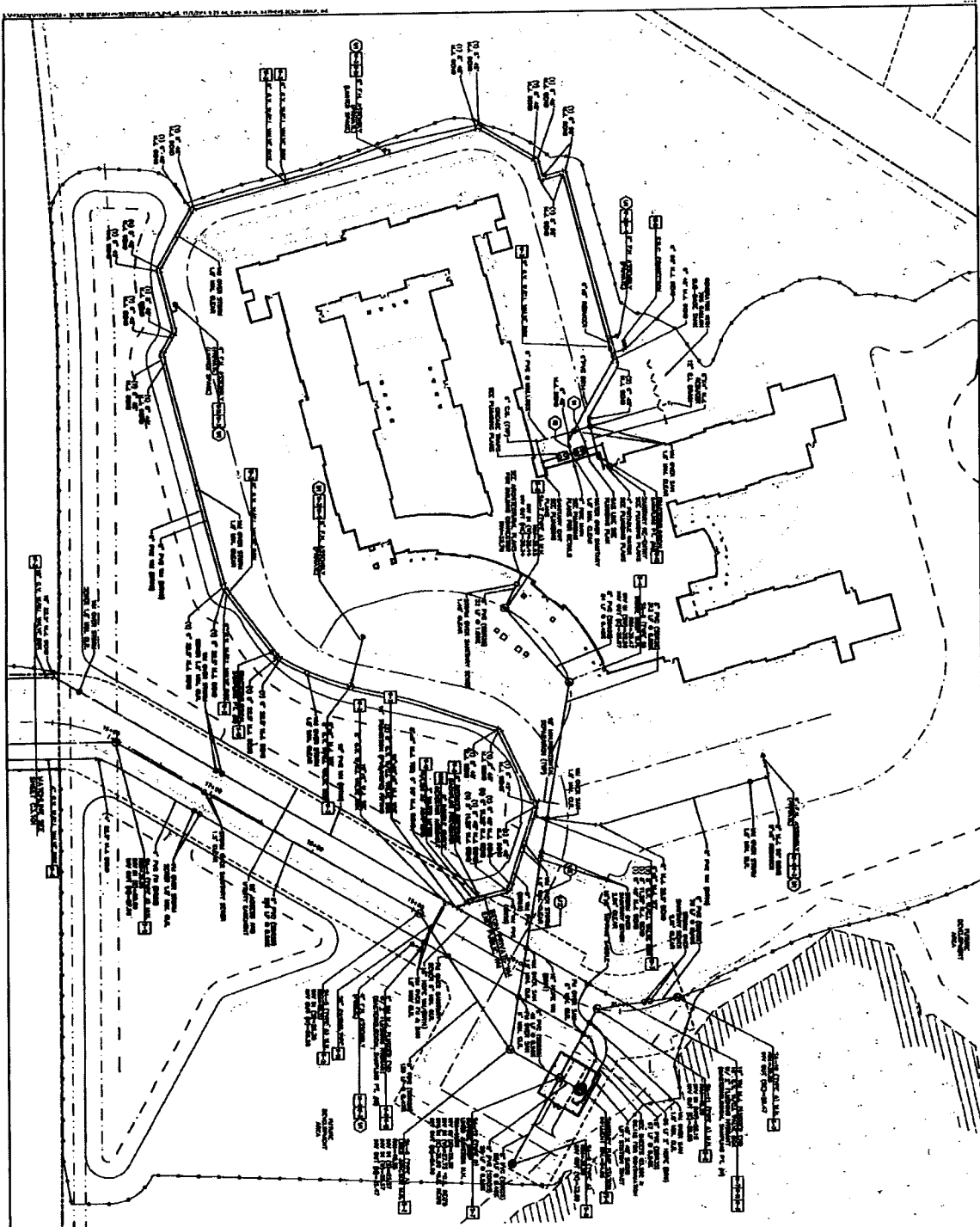
Project Name:	Silver Creek Infatructure - CDBG
Contractor:	VJ Usina Contracting, Inc.
Developer:	St. Johns County

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" DR18	LF	900	\$ 22.60	\$ 20,340.00
8" DR18	LF	180	\$ 17.72	\$ 3,189.60
6 DR18	LF	20	\$ 14.45	\$ 289.00
10" DR11	LF	120	\$ 32.50	\$ 3,900.00
20" DR25 Casing Pipe	LF	70	\$ 56.00	\$ 3,920.00
<b>Water Valves (Size and Type)</b>				
10" Gate Valve	Ea	4	\$ 1,771.50	\$ 7,086.00
8" Gate Valve	Ea	5	\$ 1,194.50	\$ 5,972.50
6" Gate Valve	Ea	2	\$ 1,351.20	\$ 2,702.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5-1/4" Mueller Super Centurion Fire Hydrant	Ea	2	\$ 2,321.80	\$ 4,643.60
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Hubbell 48x48 Meter Valut	Ea	1	\$ 7,400.00	\$ 7,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 59,443.10</b>

**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values  
**EXHIBIT "A"**

Project Name: Silver Creek Infrastructure - CDBG  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: St. Johns County

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
8" DR25	LF	100	\$ 17.69	\$ 1,769.00
6" DR25	LF	40	\$ 13.30	\$ 532.00
4" DR25	LF	1080	\$ 11.71	\$ 12,646.80
8" DR11	LF	80	\$ 26.53	\$ 2,122.40
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" MJ Gate Valve	Ea	1	\$ 1,653.00	\$ 1,653.00
4" MJ Gate Valve	Ea	2	\$ 593.70	\$ 1,187.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR26 (8-10 ft)	LF	210	\$ 20.72	\$ 4,351.20
8" SDR26 (10-12 ft)	LF	434	\$ 24.72	\$ 10,728.48
8" SDR26 (12-14 ft)	LF	308	\$ 26.72	\$ 8,229.76
8" SDR26 (14-16 ft)	LF	308	\$ 29.72	\$ 9,153.76
8" SDR26 (16-18 ft)	LF	20	\$ 36.72	\$ 734.40
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A 8-10 foot deep	EA	3	\$ 2,887.09	\$ 8,661.27
Type A 10-12 foot deep	EA	2	\$ 3,135.84	\$ 6,271.68
Type A 12-14 foot deep	EA	2	\$ 5,712.12	\$ 11,424.24
Type A w/ Spectrashield 8-10 foot deep	EA	1	\$ 5,517.82	\$ 5,517.82
Type A w/ Spectrashield 14-16 foot deep	EA	1	\$ 9,382.87	\$ 9,382.87
60" w/ Spectrashield 16-18 foot deep	EA	1	\$ 10,387.25	\$ 10,387.25
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
8' x 22' Concrete Wet Well	EA	1	\$ 39,336.61	\$ 39,336.61
Pumps, Control Panel, Guide Rails	Lump Sum	1	\$ 60,746.36	\$ 60,746.36
Interior Piping	Lump Sum	1	\$ 31,888.10	\$ 31,888.10
Process Electrical Equipment	Lump Sum	1	\$ 23,204.00	\$ 23,204.00
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 259,928.40</b>



**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL UTILITIES SHALL BE INSTALLED AT THE PROPER DEPTH AND WITH THE PROPER SLOPE.
5. ALL UTILITIES SHALL BE INSTALLED WITH THE PROPER PROTECTION AND SUPPORT.
6. ALL UTILITIES SHALL BE INSTALLED WITH THE PROPER JOINTS AND FITTINGS.
7. ALL UTILITIES SHALL BE INSTALLED WITH THE PROPER MATERIALS AND METHODS.
8. ALL UTILITIES SHALL BE INSTALLED WITH THE PROPER TESTING AND INSPECTION.
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10. ALL UTILITIES SHALL BE INSTALLED WITH THE PROPER MAINTENANCE AND REPAIR ACCESS.

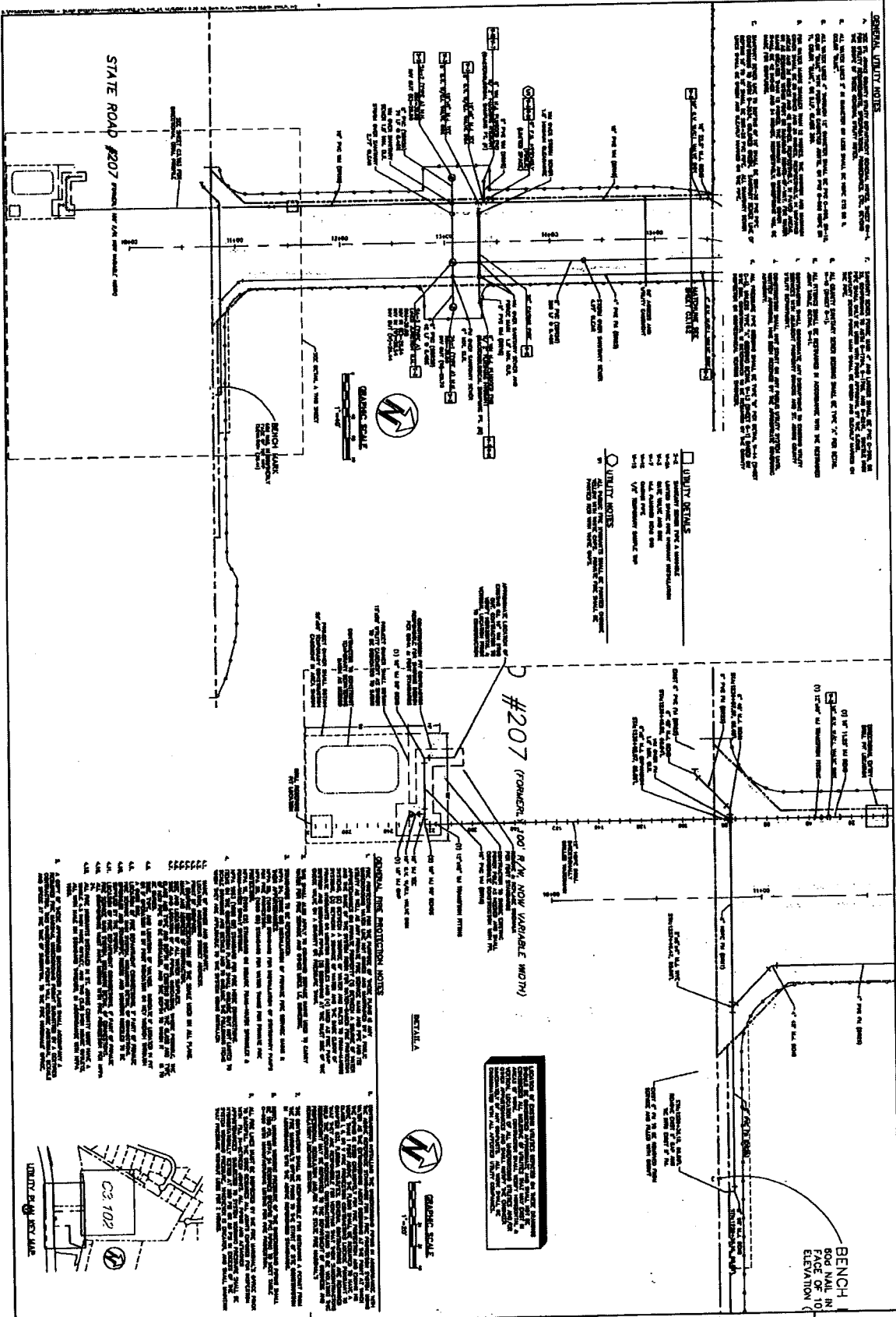
**UTILITY NOTES**

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**REVISIONS**

NO.	DATE	DESCRIPTION
1	10-15-10	ISSUED FOR E.C. LEUNG & P.O. COMMENTS
2	11-15-10	ISSUED FOR E.C. LEUNG & P.O. COMMENTS
3	11-15-10	ISSUED FOR E.C. LEUNG & P.O. COMMENTS
4	12-15-10	ISSUED FOR E.C. LEUNG & P.O. COMMENTS
5	02-15-11	ISSUED FOR E.C. LEUNG & P.O. COMMENTS
6	02-15-11	ISSUED FOR E.C. LEUNG & P.O. COMMENTS

<p><b>UTILITY PLAN</b>  <b>SILVER CREEK</b>          ST. JOHNS COUNTY, FLORIDA          PREPARED FOR  <b>SILVER CREEK, LLLP</b></p>	<p><b>MATTHEWS DESIGN GROUP, INC.</b>          P.O. BOX 2148, 7 WALDO STREET          ST. AUGUSTINE, FLORIDA 32084          PHONE: 904.826.1334          FAX: 904.826.2657  <a href="http://WWW.MATTHEWSDSG.COM">WWW.MATTHEWSDSG.COM</a></p>	<p>DATE: 07-18-12</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: 11002</p>	<p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 07-18-12</p>
		<p>PROJECT NO: 11002</p>	<p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 07-18-12</p>



**GENERAL UTILITY NOTES**

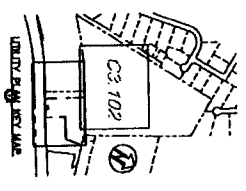
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3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
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**UTILITY DETAILS**

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**GENERAL AND PROTECTION NOTES**

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<p><b>UTILITY PLAN</b>  <b>SILVER CREEK</b>          ST. JOHNS COUNTY, FLORIDA          PREPARED FOR  <b>SILVER CREEK, LLC</b></p>	<p><b>MATTHEWS DESIGN GROUP, INC.</b>          P.O. BOX 418K, 7 WILSON STREET          ST. AUGUSTINE, FLORIDA 32084          PHONE: 884.888.1554          FAX: 884.888.4547          WWW.MATTHEWSDSG.COM</p>	<p>NO. 1001          DATE: 07-25-18          DRAWN BY: JLM          CHECKED BY: JLM          TITLE: UTILITY PLAN          PROJECT: C3 101</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07-25-18</td> <td>ISSUED FOR P.C. LAYOUT &amp; FINAL COMMENTS</td> </tr> <tr> <td>2</td> <td>07-25-18</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>3</td> <td>07-25-18</td> <td>ISSUED FOR P.C. LAYOUT &amp; FINAL COMMENTS</td> </tr> <tr> <td>4</td> <td>07-25-18</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>5</td> <td>07-25-18</td> <td>ISSUED FOR P.C. LAYOUT &amp; FINAL COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	07-25-18	ISSUED FOR P.C. LAYOUT & FINAL COMMENTS	2	07-25-18	ISSUED FOR PERMITS	3	07-25-18	ISSUED FOR P.C. LAYOUT & FINAL COMMENTS	4	07-25-18	ISSUED FOR PERMITS	5	07-25-18	ISSUED FOR P.C. LAYOUT & FINAL COMMENTS
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<p>DESIGNED BY: JLM          DRAWN BY: JLM          CHECKED BY: JLM          TITLE: UTILITY PLAN          PROJECT: C3 101</p>																					

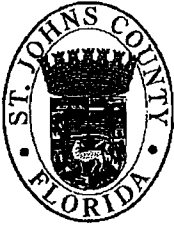


EXHIBIT "B" TO RESOLUTION

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

Utility Department

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INTEROFFICE MEMORANDUM

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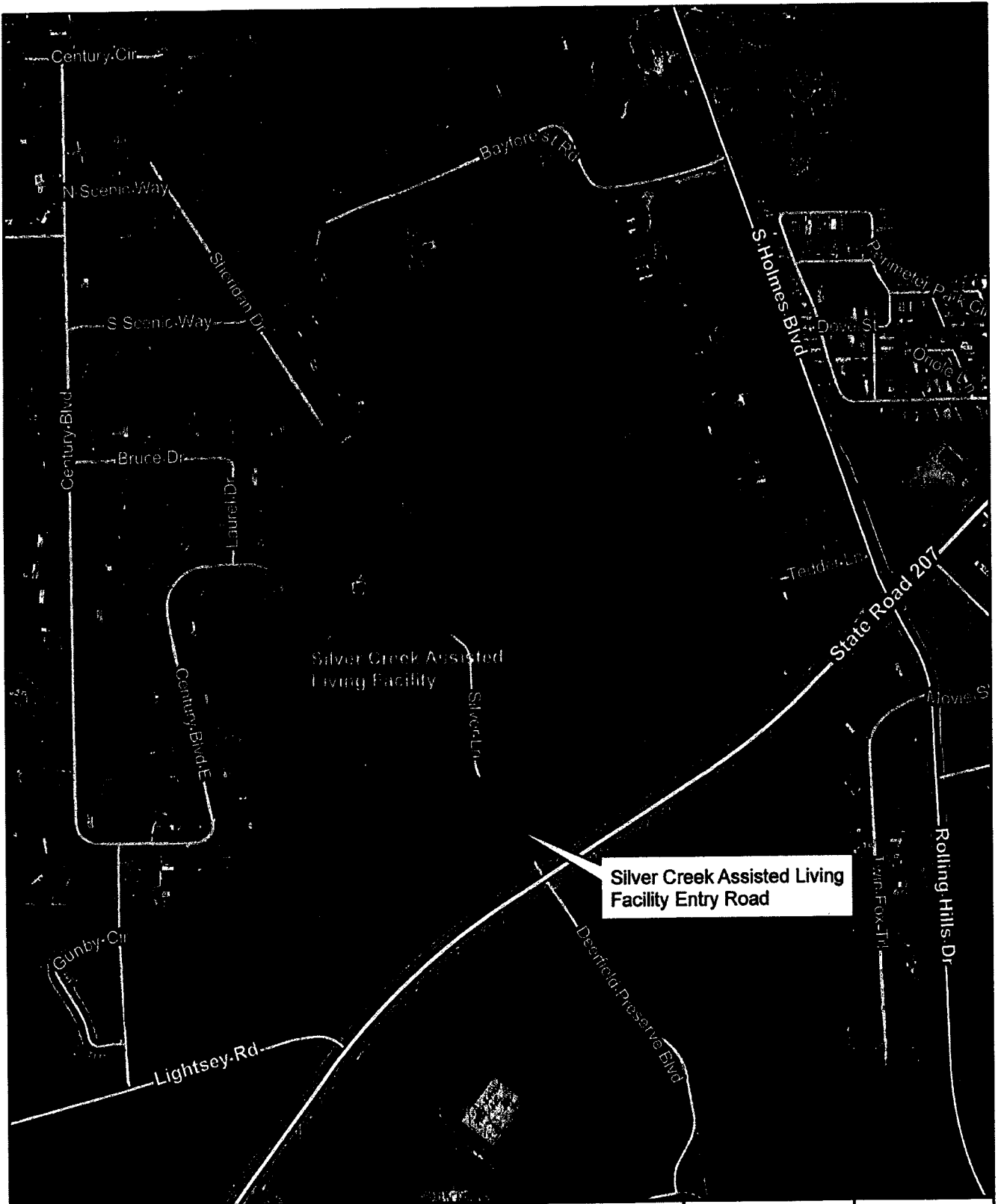
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Silver Creek (Entrance Road)  
DATE: February 17, 2016

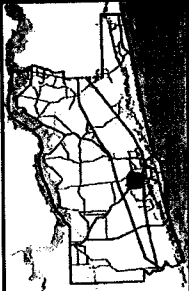
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Silver creek (Entrance Road).

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.



Silver Creek Assisted Living Facility Entry Road



2013 Aerial Imagery  
 0 200 400  
 Feet  
 February 26, 2016

## Silver Creek Assisted Living Facility

### 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.

