

RESOLUTION NO. 2017- 203

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, SEWER AND REUSE LINES TO SERVE WINDWARD RANCH PHASE FIVE 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, sewer and reuse lines to serve Windward Ranch Phase Five 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, 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.

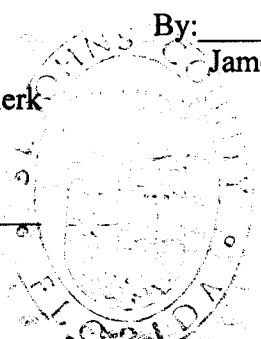
PASSED AND ADOPTED this 20 day of June, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk



RENDITION DATE 6/22/17

EXHIBIT "A" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

(Windward Ranch Phase 5 (fka. Encanta PUD))

(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 7th of April, 2017.

WITNESS:



Witness Signature

Robert A. Peach

Print Witness Name

OWNER:



Owner's Signature

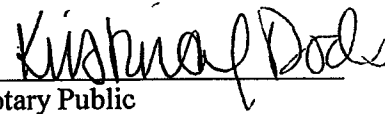
Scott Keiling

Print Owner's Name

State of FL
County of DUVAL

The foregoing instrument was acknowledged before me this 7th day of April, 2017, by SCOTT KEILING who is personally known to me or has produced _____ as identification.




Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Windward Ranch Phase 5

Contractor:

Vallencourt Construction Company Inc

Developer:

Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type, Pipe Class)				
8" DR18 PVC	LF	200	\$ 34.96	\$ 6,992.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 1,217.67	\$ 3,653.01
6" Gate Valve	Ea	1	\$ 800.00	\$ 800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants (Combity) (Size and Type)				
Fire Hydrant	Ea	1	\$ 2,209.74	\$ 2,209.74
2" Flushing Hydrant		1	\$ 637.65	\$ 637.65
			\$ -	\$ -
Sewer (Size and Type)				
1" Single Water Service	Ea	7	\$ 641.25	\$ 4,488.75
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 18,781.15



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 5

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	Linear Feet	168.00	\$ 46.77	\$ 7,857.36
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	Each	10	\$ 576.58	\$ 5,765.80
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
4-6' Foot Deep	Each	2	\$ 3,449.73	\$ 6,899.46
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 20,522.62



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:

Windward Ranch Phase 5

Contractor:

Valencourt Construction Company Inc

Developer:

Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Valve (Size 8" DR18 PVC)				
8" DR18 PVC	LF	200	\$ 27.06	\$ 5,412.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valve (Size 8" Gate Valve)				
8" Gate Valve	Ea	1	\$ 1,183.27	\$ 1,183.27
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Reuse Valve (Size 2" Flushing Hydrant)				
2" Flushing Hydrant	Ea	1	\$ 824.43	\$ 824.43
1" Single Water Service	Ea	4	\$ 599.07	\$ 2,396.28
1" Double Water Service	Ea	2	\$ 704.82	\$ 1,409.64
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	\$ 11,225.62



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

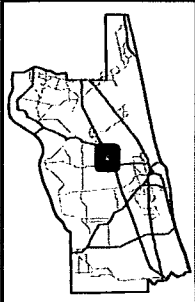
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Windward Ranch Phase 5
DATE: May 25, 2017

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 5.

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
 0 500 1,000
 Feet
 June 1, 2017

**Windward Ranch
 Phase Five**

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.

