

RESOLUTION NO. 2017- 300

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORID, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE LAS CALINAS PARCEL 3A, UNIT 1, PHASE 5 AND 6 OFF US #1 NORTH.**

**RECITALS**

**WHEREAS**, Pulte Home Company, LLC, a Michigan 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 Las Calinas Parcel 3A, Unit 1, Phase 5 and 6 located off US #1 North; 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 3<sup>rd</sup> day of October, 2017.

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

By: \_\_\_\_\_  
James K. Johns, Chair

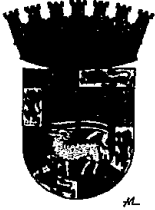
**ATTEST:** Hunter S. Conrad, Clerk

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 10/5/17



EXHIBIT "A" TO RESOLUTION



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

**Las Calinas 3A, Unit 1, Phase 5 and 6**

Pulte Home Company LLC, (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 Las Calinas 3A, Unit 1 Phase 5 and 6"

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 7 of MARCH 2012.

**WITNESS:**

Andrew D. Crosby  
Witness Signature

Andrew D. Crosby  
Print Witness Name

**OWNER:**

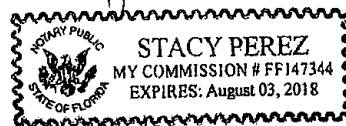
Justin Dudley  
Owner's Signature

Justin Dudley  
Print Owner's Name

State of Florida  
County of St Johns

The foregoing instrument was acknowledged before me this 7 day of MARCH, 2017, by JUSTIN DUDLEY who is personally known to me or has produced \_\_\_\_\_ as identification.

Stacy Perez  
Notary Public





**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Las Calinas Parcel 3A, Unit 1 Phase 5 and 6

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte Homes

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	<b>Water Mains (Size, Type, &amp; Pipe Class)</b>				
	8" DR18 PVC	LF	1436	\$ 26.97	\$ 38,728.92
	6" DR18 PVC	LF	40	\$ 20.00	\$ 800.00
	4" DR18 PVC	LF	340	\$ 16.15	\$ 5,491.00
	2" DR18 PVC	LF	200	\$ 12.26	\$ 2,452.00
				\$	-
				\$	-
				\$	-
(1)	<b>Water Valves (Size and Type)</b>				
	8" Gate Valve	EA	1	\$ 1,539.94	\$ 1,539.94
	6" Gate Valve	EA	3	\$ 1,121.28	\$ 3,363.84
	4" Gate Valve	EA	2	\$ 894.32	\$ 1,788.64
				\$	-
				\$	-
				\$	-
				\$	-
(1)	<b>Hydrants Assembly (Size and Type)</b>				
	Fire Hydrant	EA	3	\$ 2,293.68	\$ 6,881.04
	2" Flushing Hydrant	EA	1	\$ 1,077.72	\$ 1,077.72
				\$	-
				\$	-
(1)	<b>Services (Size and Type)</b>				
	1" Single Water Service	EA	29	\$ 620.40	\$ 17,991.60
	1" Double Water Service	EA	12	\$ 919.34	\$ 11,032.08
				\$	-
				\$	-
<b>Total Water System Cost</b>					<b>\$ 91,146.78</b>

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Las Calinas Parcel 3A, Unit 1 Phase 5 and 6

Contractor: Vallencourt Construction Company

Developer: Pulte Homes

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	LF	1772	\$ 41.10	\$ 72,829.20
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	EA	53	\$ 600.00	\$ 31,800.00
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				
Type A				
4-6 Foot Deep	EA	1	\$ 2,886.66	\$ 2,886.66
6-8 Foot Deep	EA	2	\$ 3,344.34	\$ 6,688.68
8-10 Foot Deep	EA	2	\$ 4,085.93	\$ 8,171.86
12-14 Foot Deep	EA	1	\$ 5,545.60	\$ 5,545.60
Lined MH				
4-6 Foot Deep	EA	1	\$ 5,316.93	\$ 5,316.93
8-10 Foot Deep	EA	1	\$ 6,712.14	\$ 6,712.14
<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>\$ 139,951.07</b>



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

Utility Department

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INTEROFFICE MEMORANDUM

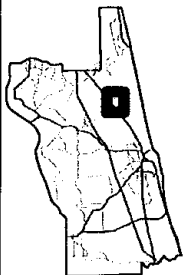
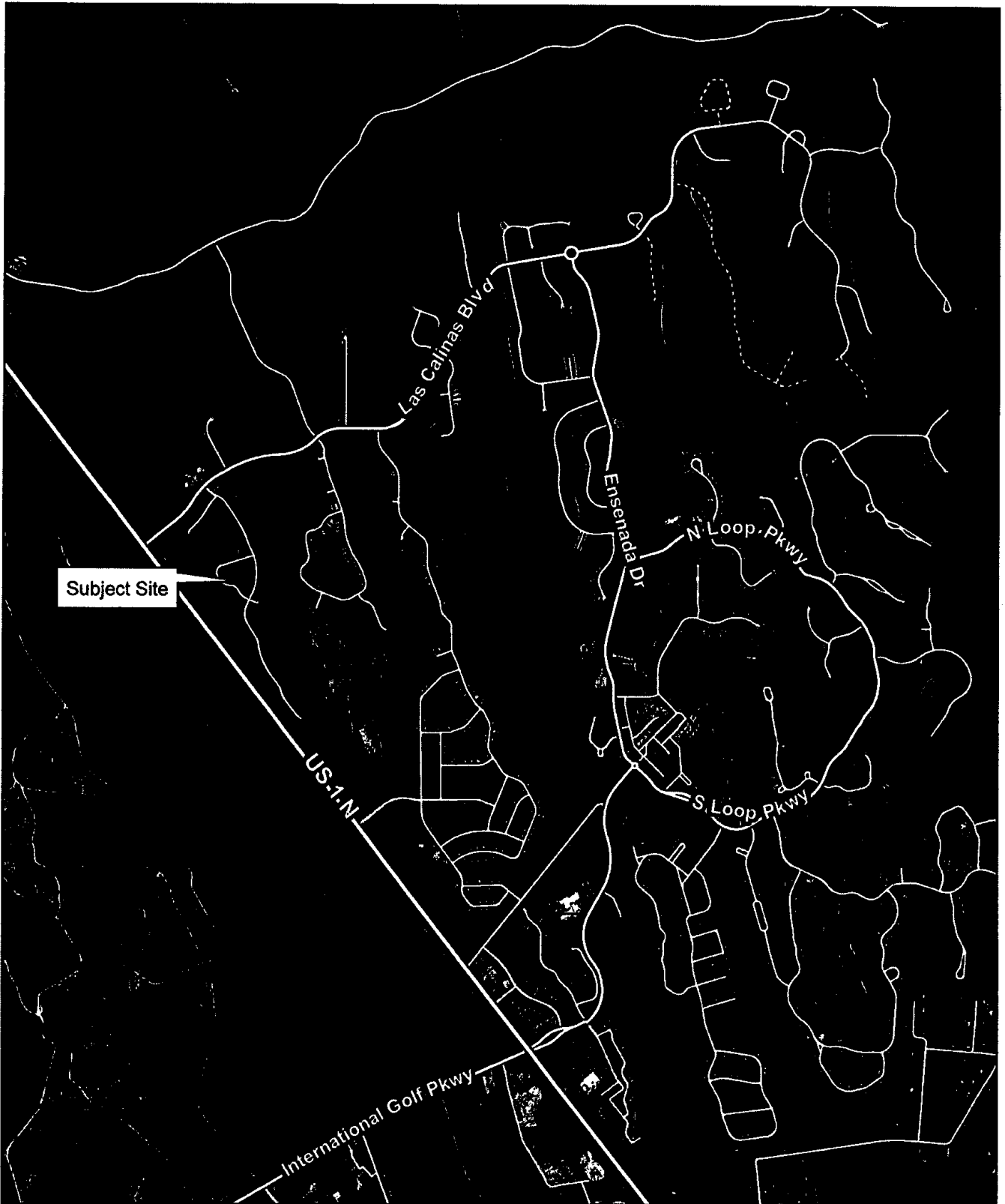
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Las Calinas Parcel 3A, Unit 1, Phases 5 & 6  
DATE: July 11, 2017

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Las Calinas Parcel 3A, Unit 1, Phases 5 & 6.

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  
 August 11, 2017

Las Calinas 3A  
 Unit 1, Phase 5 and 6  
*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.

