

RESOLUTION NO. 2019- 137

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE BANNON LAKES PHASE 1B-1B AMENITY CENTER LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, Pulte Home Corporation, a Delaware corporation, 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 systems to serve Bannon Lakes Phase 1B-1B Amenity Center located off International Golf Parkway; and

**WHEREAS**, Marietta Sand Corporation, a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Bannon Lakes Phase 1B-1B Amenity Center; attached hereto as Exhibits "B" and "C", 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 "D", 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, Final Release of Lien, and Warranty, attached and incorporated hereto, are 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 the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16 day of April, 2019.

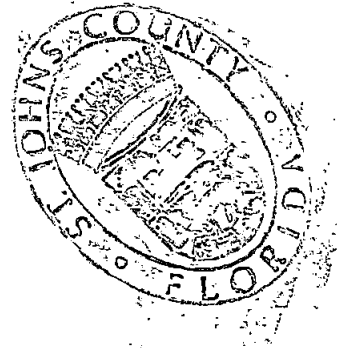
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron  
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Hatterman  
Deputy Clerk

RENDITION DATE 4/18/19





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

**Bannon Lakes Phase 1B-1B Amenity Center**

Pulte Home Corporation, (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 Bannon Lakes Phase 1B-1B Amenity Center"

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 10 of December 2018

**WITNESS:**

[Signature]  
Witness Signature

Amberley David Crosby  
Print Witness Name

**OWNER:**

[Signature]  
Owner's Signature

JUSTIN DUDLEY  
Print Owner's Name

State of Florida  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2018, by JUSTIN DUDLEY who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

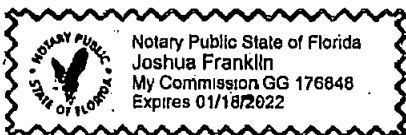


Exhibit "A" to Bill of Sale



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

Project Name: Bannon Lakes 1B - 1A Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type, &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrant Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Services (Size and Type)</b>				
1 1/2 Inch Service	Ea	1	\$ 559.00	\$ 559.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water system Cost</b>			\$	<b>559.00</b>



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

Project Name: Bannon Lakes 1B - ~~BA~~ Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR-26 Service	EA	1	\$ 475.00	\$ 475.00
6" Cleanout Assembly	EA	1	\$ 175.00	\$ 175.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 650.00</b>



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

Project Name: Bannon Lakes 1B - ~~1B~~ Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF	50	\$ 9.86	\$ 492.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Services (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 492.75</b>



**FINAL RELEASE OF LIEN**

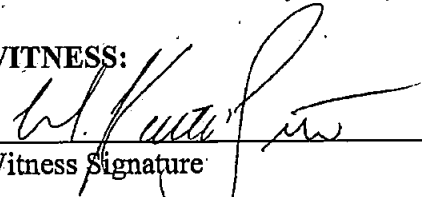
**UTILITY IMPROVEMENTS**

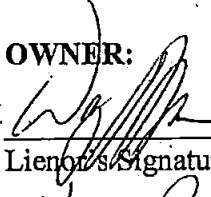
The undersigned lienor, in consideration of the sum \$1,701.75 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 31 2018 to Pulte Home Company, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR BANNON LAKES PHASE 1B-1B AMENITY CENTER ”

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

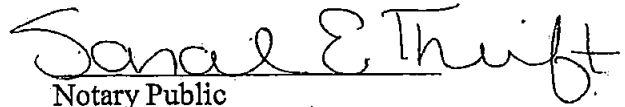
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 28<sup>st</sup> of January, 2019.

WITNESS:  
  
\_\_\_\_\_  
Witness Signature  
M. KEITH GROTHIER  
\_\_\_\_\_  
Print Witness Name

OWNER:  
  
\_\_\_\_\_  
Lienor's Signature  
Wayne Pope  
\_\_\_\_\_  
Print Lienor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2019, by Wayne Pope 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: Bannon Lakes 1B - 1A Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

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	LF		\$ -	\$ -
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<b>Water Valves (Size and Type)</b>				
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	Ea		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrant Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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1 1/2inch Service	Ea	1	\$ 559.00	\$ 559.00
	Ea		\$ -	\$ -
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**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Bannon Lakes 1B - Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
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Process Structure	Lump Sum		\$ -	\$ -
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Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 650.00</b>



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

Project Name: Bannon Lakes 1B - ~~1B~~ Amenity Center  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Homes

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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 492.75</b>



**WARRANTY  
UTILITY IMPROVEMENTS**

Date: 11/15/2018

Project Title: Bannion Lakes Phase 1B-1B  
Amenity Center  
St. Johns County, Florida

FROM: Marietta Sand Corporation  
377 Agmac Avenue  
Jacksonville, FL 32254

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

  
\_\_\_\_\_  
Contractor's Signature

Wayne Pope  
\_\_\_\_\_  
Print Contractor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 4 day of December, 2018, by Wayne Pope who is personally known to me or has produced \_\_\_\_\_ as identification.

PATRICIA B. CHOLERTON  
Notary Public, State of Florida  
My Comm. Expires 01/07/2021  
Commission No. GB46542

  
\_\_\_\_\_  
Notary Public



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

Utility Department

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INTEROFFICE MEMORANDUM

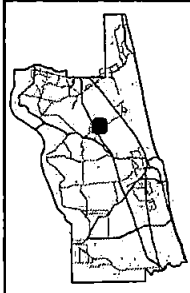
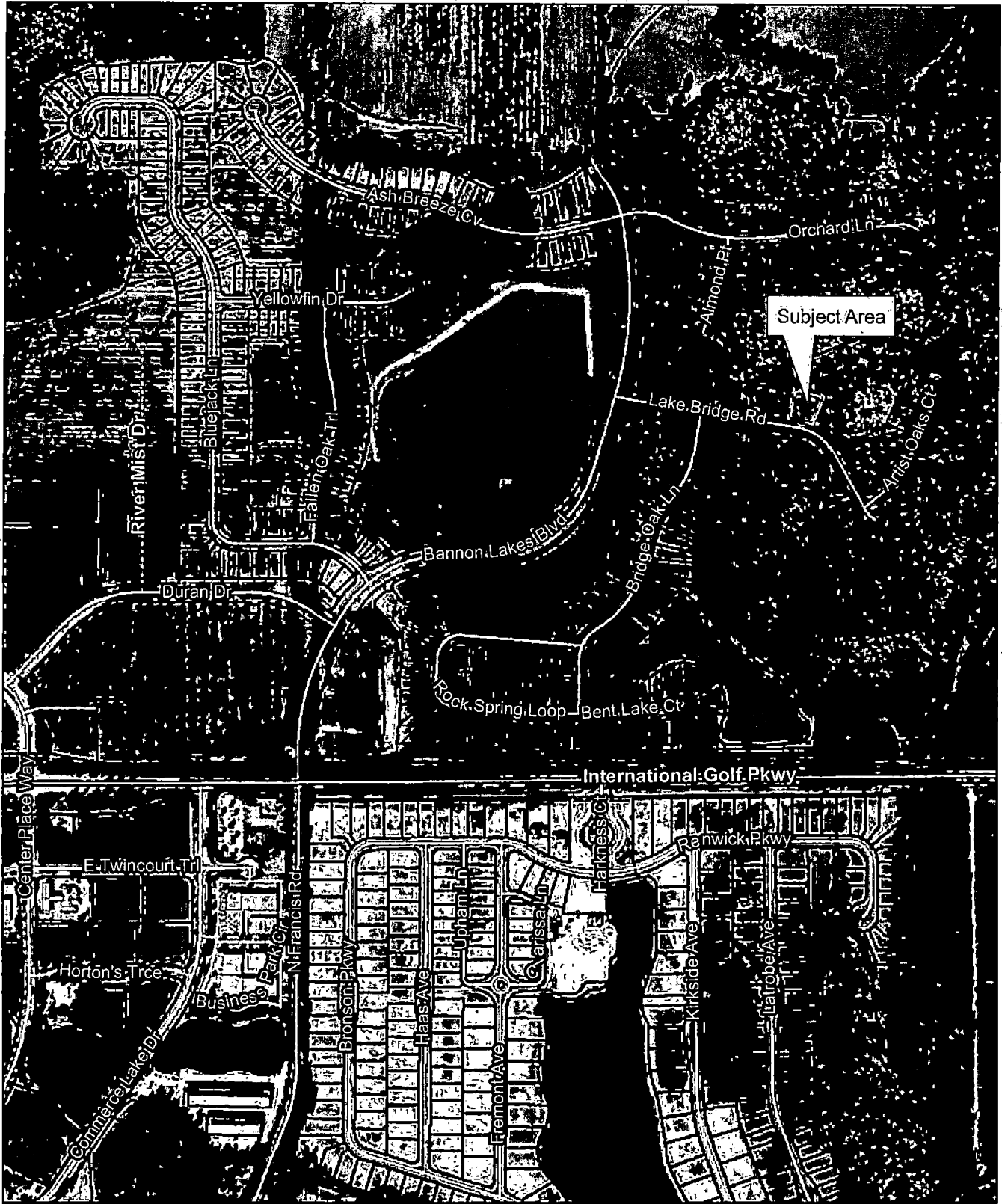
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Bannon Lakes 1B-1B Amenity Center  
DATE: March 8, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes 1B-1B Amenity Center.

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.



2016 Aerial Imagery

0 135 270 540  
Feet

Date: 3/22/2019

*Final Release of Lien,  
Bill of Sale, Warranty*

**Bannan Lakes  
Phase 1B-1B  
Amenity Center**

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0782

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.

