

RESOLUTION NO. 2020- 202

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 AND SEWER SYSTEMS TO SERVE VILLAGES OF VALENCIA PHASE 4 LOCATED OFF U.S. 1 SOUTH.

RECITALS

WHEREAS, Valencia Developers 2, LLC, a Florida 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 systems to serve Villages of Valencia Phase 4 located off U.S. 1 South; and

WHEREAS, V.J. Usina Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Villages of Valencia Phase 4 located off U.S. 1 South, 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 June, 2020.

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

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 6/18/20





BILL OF SALE
UTILITY IMPROVEMENTS
for

THE VILLAGES OF VALENCIA PHASE 4

Valencia Developers 2, LLC, whose address is 1629 Race Track Road, St. Johns, Florida 32259 (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:

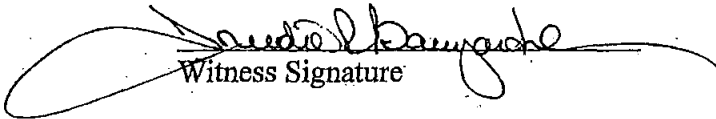
"SEE EXHIBIT A SCHEDULE OF VALUES FOR THE VILLAGES OF VALENCIA PHASE 4

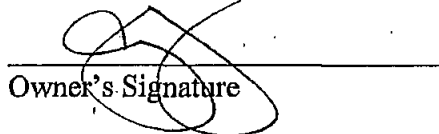
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 10th of Feb., 2020

WITNESS:

OWNER:


Witness Signature

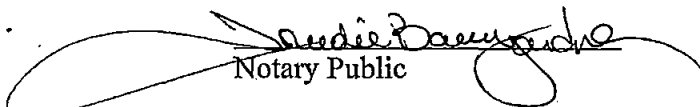

Owner's Signature

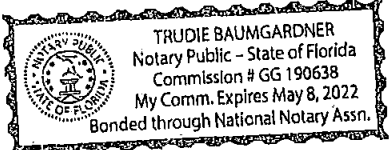
Trudie R. Baumgardner
Print Witness Name

Chris Shee
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 10th day of February, 2020 by Chris Shee who is personally known to me or has produced N/A as identification, and, in my physical presence.


Notary Public





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Villages of Valencia Ph 4
Contractor:	VJ Usina Contracting, Inc.
Developer:	Mastercraft Builder Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" SDR11	LF	105	\$ 43.14	\$ 4,529.70
8" DR18	LF	2,936	\$ 18.03	\$ 52,936.08
6" DR18	LF	60	\$ 14.71	\$ 882.60
	LF			\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" Gate Valve & Box	Ea	5	\$ 1,125.95	\$ 5,629.75
8" Gate Valve & Box	Ea	4	\$ 1,436.25	\$ 5,745.00
	Ea			\$ -
			\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
M&H AWWA C502 Model 129	Ea	5	\$ 5.00	\$ 25.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" SingleShort Service	Ea	2	\$ 579.95	\$ 1,159.90
1" Double Long Service	Ea	1	\$ 686.95	\$ 686.95
1" Double Short Service	Ea	34	\$ 685.20	\$ 23,296.80
	Ea			\$ -
Total Water System Cost				\$ 94,891.78



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Villages of Valencia Ph 4
 Contractor: VJ Usina Contracting, Inc.
 Developer: Mastercraft Builder Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC (4-6)	LF	518	\$ 16.92	\$ 8,764.56
8" SDR 26 PVC (6-8)	LF	650	\$ 18.92	\$ 12,298.00
8" SDR 26 PVC (8-10)	LF	280	\$ 19.92	\$ 5,577.60
8" SDR 26 PVC (10-12)	LF	728	\$ 22.92	\$ 16,685.76
8" SDR 26 PVC (12-14)	LF	406	\$ 26.92	\$ 10,929.52
8" SDR 26 PVC (14-16)	LF	462	\$ 32.92	\$ 15,209.04
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR35	EA	71	\$ 756.75	\$ 53,729.25
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A (0-6 ft)	EA	2	\$ 3,151.68	\$ 6,303.36
Type A (6-10 ft)	EA	2	\$ 3,475.80	\$ 6,951.60
Type A (8-10 ft)	EA	1	\$ 3,928.90	\$ 3,928.90
Type A (10-12 ft)	EA	2	\$ 4,203.80	\$ 8,407.60
Type A (12-14 ft)	EA	2	\$ 4,592.70	\$ 9,185.40
Type A (14-16 ft)	EA	2	\$ 5,681.78	\$ 11,363.56
	EA			\$ -
	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 169,334.15



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$264,225.93 (two hundred sixty-four thousand two hundred twenty-five dollars and ninety-three cents) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through January 30, 2020 to St. Johns County to the following described property:

See Exhibit A – Schedule of Values for Villages of Valencia Phase 4

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 30th of January, 2020.

WITNESS:

[Signature]
Witness Signature

D. Scott Peterson
Print Witness Name

OWNER:

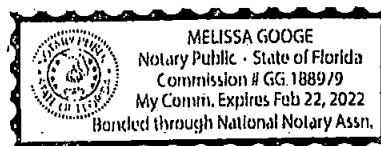
[Signature]
Lienor's Signature

Crystal Durham
Print Lienor's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 30th day of January, 2020, by Crystal Durham who is personally known to me or has produced as identification. and in my physical presence.

[Signature]
Notary Public





St. Johns County Utility Department
Asset Management
Schedule of Values

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	Ea			\$ -
Total Water System Cost				\$ 94,891.78



St. Johns County Utility Department

Asset Management Schedule of Values

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 Contractor: VJ Usina Contracting, Inc.
 Developer: Mastercraft Builder Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	Ea			\$ -
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	EA			\$ -
	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 169,334.15



WARRANTY
UTILITY IMPROVEMENTS

Date: January 30, 2020

Project Title: Villages of Valencia Ph 4
St. Johns County, Florida

FROM: VJ Usina Contracting, Inc.
4669 Avenue A
St. Augustine, FL 32095

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

Crystal Durham

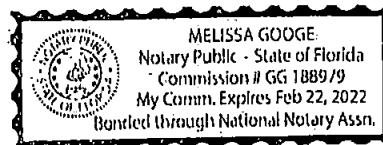
Print Contractor's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 30th day of January, 2020, by Crystal Durham who is personally known to me or has produced _____ as identification. and in my physical presence.



Notary Public





St. Johns County Board of County Commissioners

Utility Department

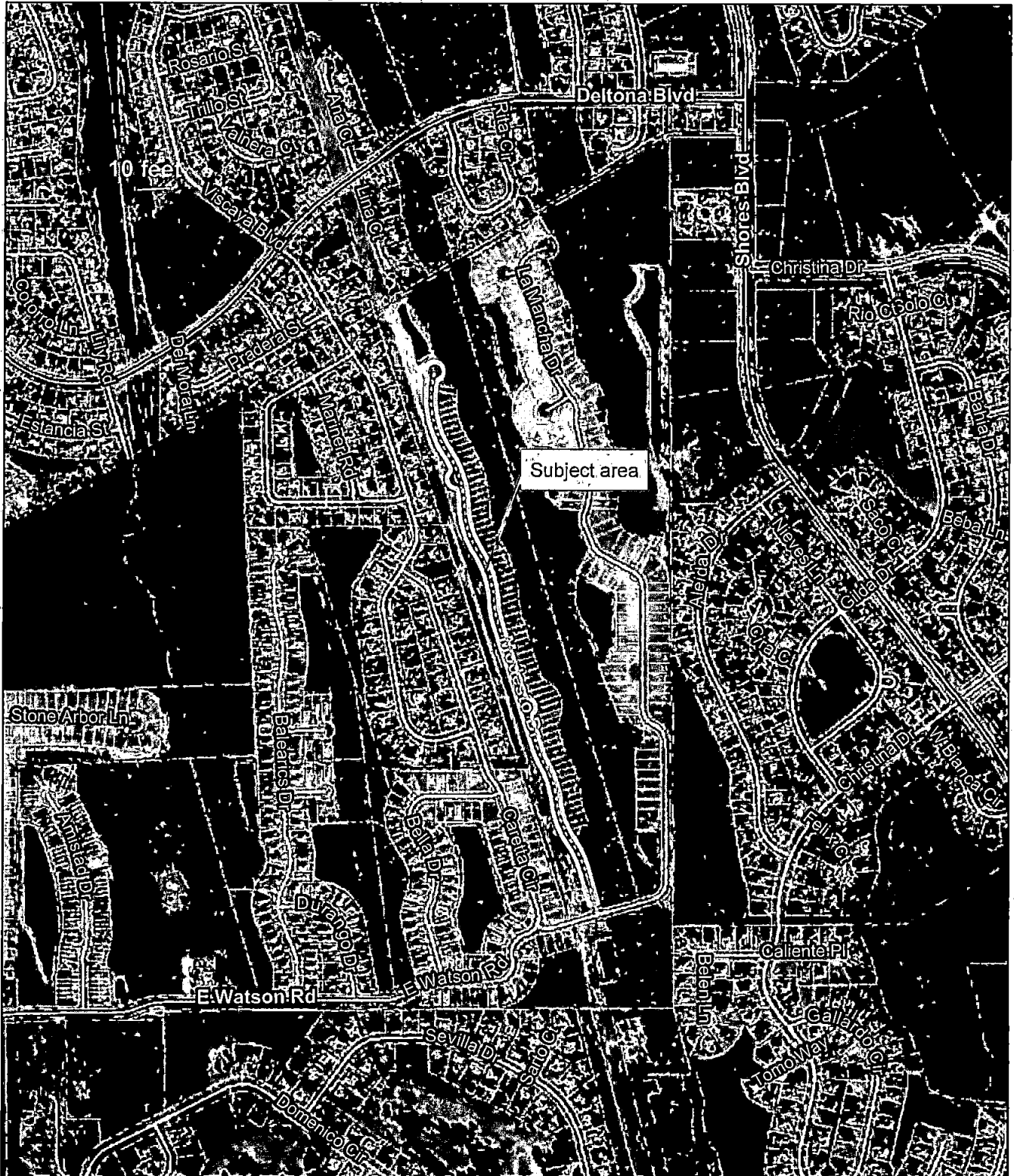
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Villages of Valencia Phase 4
DATE: April 22, 2020

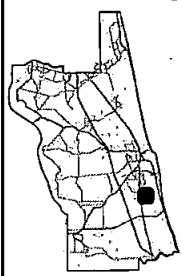
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Villages of Valencia Phase 4.

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.



Subject area



2019 Aerial Imagery
 0 170 340 680
 Feet
 Date: 5/12/2020

Bill of Sale, Final
 Release of Lien
 & Warranty

 Villages of Valencia
 Phase 4

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 herein.

