

RESOLUTION NO. 2022- 235

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS PHASE 1D UNIT 2 LOCATED OFF STATE ROAD 16.**

**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 systems to serve Grand Oaks Phase 1D Unit 2 located off State Road 16; and

**WHEREAS**, Vallencourt Construction Co., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Grand Oaks Phase 1D Unit 2, 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 19 day of July, 2022.

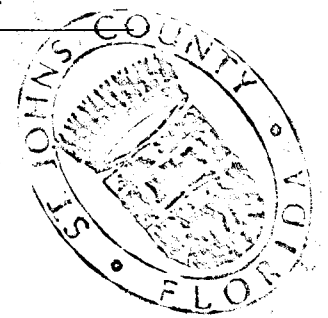
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean  
Henry Dean, Chair

**ATTEST:** Brandon J. Patty, Clerk of  
the Circuit Court & Comptroller

Brandon J. Patty  
Deputy Clerk

Rendition Date 7/21/22





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**(GRAND OAKS PHASE 1D-2)**

Pulte Home Company, LLC 124 Del Webb Parkway Ponte Vedra, FL 32081,  
(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 GRAND OAKS PHASE 1D-2"

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 16<sup>th</sup> of NOV., 2021.

**WITNESS:**

Zachary Decker  
Witness Signature

Zachary Decker  
Print Witness Name

**OWNER:**

Justin Dudley  
Owner's Signature

JUSTIN DUDLEY  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of NOVEMBER, 2021, by JUSTIN DUDLEY as VP LAND for PULTE HOMES CO.

William M Roberts  
Notary Public  
My Commission Expires: 3/10/2023

Personally Known or Produced Identification  
Type of Identification Produced

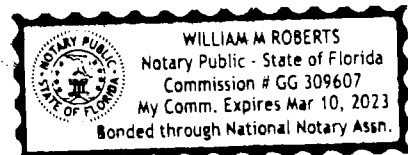


Exhibit "A" to Bill of Sale



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Grand Oaks 1D-2

Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

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	Linear Feet	2232	\$ 55.61	\$ 124,121.52
				\$ -
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
Sewer Services	Each	71	\$ 750.50	\$ 53,285.50
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
0-6' Feet Deep	Each	4	\$ 3,216.24	\$ 12,864.96
6-8' Feet Deep	Each	1	\$ 3,956.71	\$ 3,956.71
8-10' Feet Deep	Each	3	\$ 4,862.52	\$ 14,587.56
12-14' Feet Deep	Each	2	\$ 7,135.74	\$ 14,271.48
				\$ -
<b>Lined MH</b>				
6-8' Feet Deep	Each	1	\$ 6,017.77	\$ 6,017.77
				\$ -
				\$ -
<b>Type B</b>				
10-12' Feet Deep	Each	1	\$ 12,059.97	\$ 12,059.97
<b>Lift Station:</b>				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Total Sewer System Cost</b>				<b>\$ 241,165.47</b>



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Grand Oaks 1D-2

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	<b>Water Mains (Size Type &amp; Pipe Class)</b>				
	10" DR18 PVC	LF	65	\$ 80.48	\$ 5,231.20
	8" DR18 PVC	LF	1735	\$ 32.12	\$ 55,728.20
	6" DR18 PVC	LF	144	\$ 56.71	\$ 8,166.24
	4" DR18 PVC	LF	186	\$ 17.76	\$ 3,303.36
	2" SCH 40 PVC	LF	295	\$ 12.03	\$ 3,548.85
					\$ -
					\$ -
					\$ -
					\$ -
(1)	<b>Water Valves (Size and Type)</b>				
	8" Gate Valve	EA	3	\$ 3,000.95	\$ 9,002.85
	6" Gate Valve	EA	6	\$ 1,015.32	\$ 6,091.92
					\$ -
					\$ -
					\$ -
					\$ -
(1)	<b>Hydrants Assembly (Size and Type)</b>				
	Fire Hydrant	EA	4	\$ 2,437.49	\$ 9,749.96
	Flushing Hydrant	EA	3	\$ 1,379.81	\$ 4,139.43
					\$ -
					\$ -
(1)	<b>Services (Size and Type)</b>				
	Single Water Service	EA	44	\$ 767.85	\$ 33,785.40
	Double Water Service	EA	14	\$ 1,081.23	\$ 15,137.22
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 153,884.63</b>

Note: Asset Type (1) Water Pipeline and Appurteances

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$395,050.10 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 11-04-2021 to Pulte Homes to the following described property:

See Exhibit A

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 4<sup>th</sup> of Nov, 2021.

WITNESS:

[Signature]  
Witness Signature

Harley Moreland III  
Print Witness Name

OWNER:

[Signature]  
Lienor's Signature

Michael Vallencourt II  
Print Lienor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November 2021, by Michael A. Vallencourt who is personally known to me or has produced \_\_\_\_\_ as identification.

Maria Valdes  
Notary Public

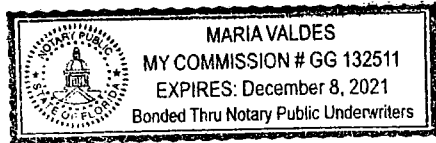


Exhibit "A" to Final Release of Lien



**St. Johns County Utility Department**

Asset Mangement

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Contractor: Vallencourt Construction Company Inc.

Developer: Pulte

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## St. Johns County Utility Department

Asset Mangement

Schedule of Values

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					\$ -
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Note: Asset Type (1) Water Pipeline and Appurteances





**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 11-04-2021

Project Title: Grand Oaks Ph 1D Unit 2  
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.

449 Center Street  
Green Cove Springs, FL 32043

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

Michael Vallencourt II

Print Contractor's Name

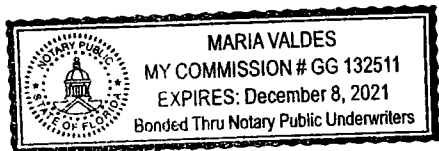
State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 4th day of November 2021, by Michael A. Vallencourt who is personally known to me or has produced \_\_\_\_\_ as identification.

*physical presence*

*Maria Valdes*

Notary Public





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

Utility Department

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INTEROFFICE MEMORANDUM

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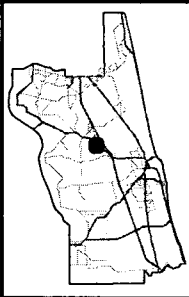
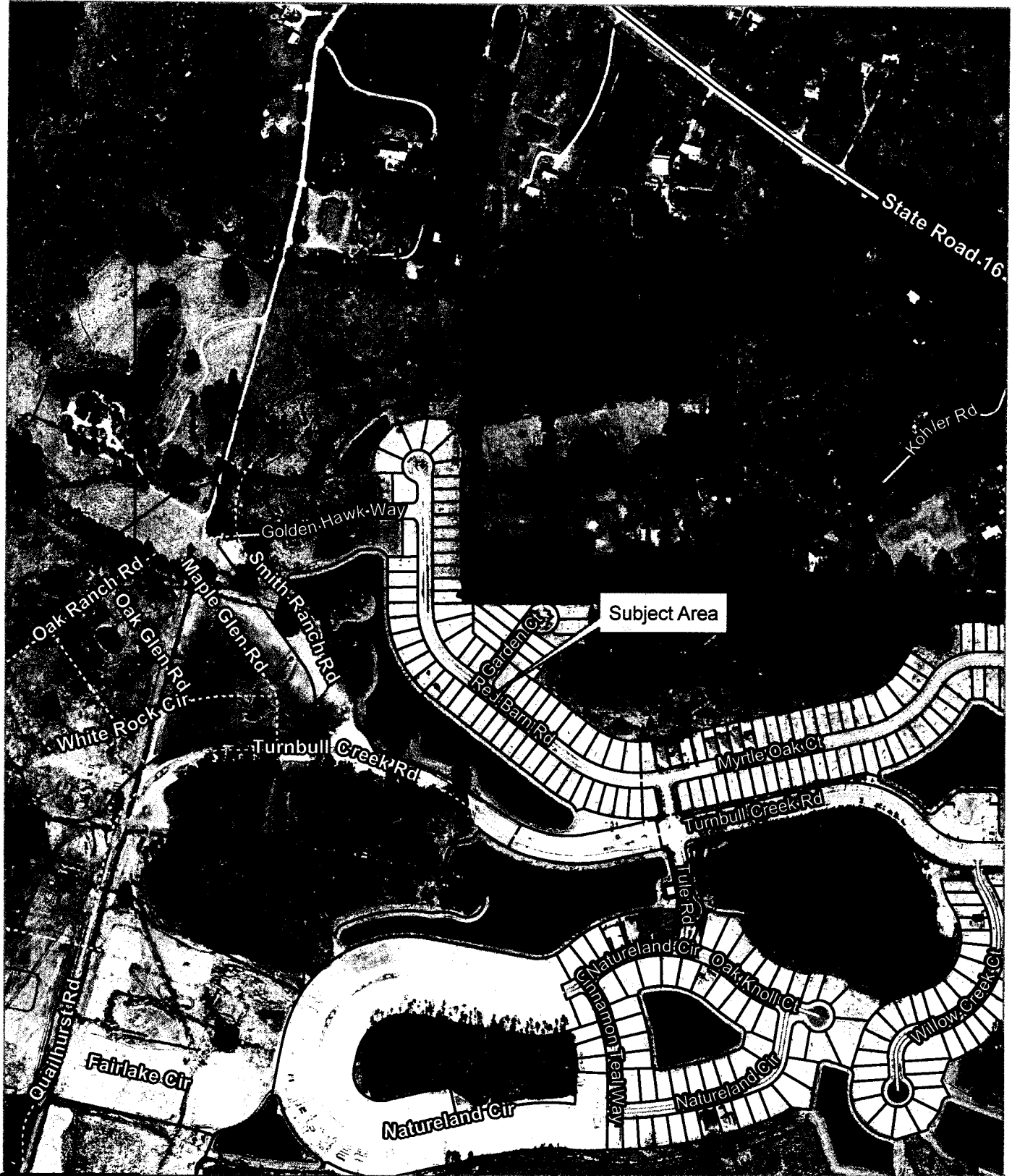
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Grand Oaks Phase 1D Unit 2  
DATE: May 5, 2022

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 Grand Oaks Phase 1D Unit 2.

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.



Aerial Photography 2021  
 0 33,750 67,500 135,000  
 Feet  
 Date: 6/10/2022

Bill of Sale, Final Release  
 of Lien, & Warranty

Grand Oaks Phase 1D Unit 2

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.

