

RESOLUTION NO. 2023-309

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER AND REUSE SYSTEMS TO SERVE SILVERLEAF RAH - PARCEL 29B-1 (PHASE 3) LOCATED OFF SILVERLEAF PARKWAY.

RECITALS

WHEREAS, Richmond American Homes of Florida, LP, a foreign limited partnership, has executed and presented to the County a Bill of Sale with a 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 Silverleaf RAH – Parcel 29B-1 (Phase 3) located off Silverleaf Parkway; 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 Silverleaf RAH - Parcel 29B-1 (Phase 3), 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

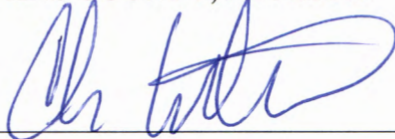
Section 3. To the extent that there are typographical, scrivener's or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

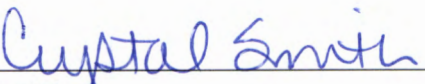
PASSED AND ADOPTED this 5th day of September, 2023.

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

Resolution No. SEP 06 2023

By: 
Christian Whitehurst, Chair

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

By: 
Deputy Clerk



ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Silverleaf RAH - Parcel 29B-1 Phase 3

Richmond American Homes of Florida, LP; Jacksonville, FL 32256
10255 Fortune Pkwy, Ste 150
Owners Name and Address, (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 project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 _____ of _____, 20____.

WITNESS:

[Signature]
Witness Signature

Alex Allison
Witness Print Name

OWNER:

[Signature]
Owner Signature

Matthew Stark
Owner Print Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 5 day of June, 2023, by Matthew Stark as SVP of Land Acquisition for Richmond American Homes of FL LP

[Signature]
Notary Public
My Commission Expires: 4/25/27

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to the Bill of Sale



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	8" DR18 PVC	LF	2240	\$ 39.61	\$ 88,726.40
	6" DR18 PVC	LF	50	\$ 75.33	\$ 3,766.50
	2" SCH40 PVC	LF	335	\$ 8.78	\$ 2,941.30
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	8" Gate Valve	EA	4	\$ 1,531.39	\$ 6,125.56
	6" Gate Valve	EA	5	\$ 1,020.70	\$ 5,103.50
	2" Gate Valve	EA	1	\$ 553.38	\$ 553.38
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	5	\$ 2,684.82	\$ 13,424.10
	Flushing Hydrant	EA	1	\$ 1,045.25	\$ 1,045.25
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	16	\$ 782.26	\$ 12,516.16
	Double Water Service	EA	36	\$ 1,064.74	\$ 38,330.64
					\$ -
					\$ -
Total Water System Cost					\$ 172,532.79

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc.

Developer: _____

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	1712	\$ 32.32	\$ 55,331.84
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	69	\$ 880.25	\$ 60,737.25
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	4	\$ 3,250.52	\$ 13,002.08
6-8' Feet Deep	Each	2	\$ 3,718.17	\$ 7,436.34
				\$ -
				\$ -
				\$ -
Lined MH				
0-6' Feet Deep	Each	3	\$ 4,411.80	\$ 13,235.40
				\$ -
				\$ -
				\$ -
Core Ex.				
				\$ -
				\$ -
Lift Station:				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 149,742.91



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	6" DR18 PVC	LF	2240	\$ 29.61	\$ 66,326.40
	2" SCH40 PVC	LF	155	\$ 8.96	\$ 1,388.80
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	6" Gate Valve	EA	4	\$ 1,049.75	\$ 4,199.00
	2" Gate Valve	EA	1	\$ 553.38	\$ 553.38
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Flushing Hydrant	EA	1	\$ 1,040.99	\$ 1,040.99
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Services	EA	11	\$ 760.26	\$ 8,362.86
	Double Water Services	EA	38	\$ 1,027.07	\$ 39,028.66
					\$ -
					\$ -
Total Water System Cost					\$ 120,900.09

Reuse

Note: Asset Type (1) Water Pipeline and Appurteances



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
four hundred forty-three thousand one hundred seventy-five dollars and seventy-nine cents
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
03/24/2023 to Richmond American Homes
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
SILVERLEAF 29B-1 PH3
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 24th day of MARCH
2023

WITNESS:
[Signature]
Witness Signature
Christian Taylor
Print Witness Name

CONTRACTOR:
Marcus McInarnay
Lienor's Signature
Marcus McInarnay
Print Lienor's Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 24th day of March, 2023, by
Marcus McInarnay as President for
Vallencourt Construction Company Inc.

[Signature]
Notary Public
My Commission Expires: 3-18-2025

Personally Known or Produced Identification
Type of Identification Produced

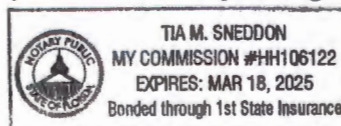


Exhibit "A" to the Release of Lien



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	8" DR18 PVC	LF	2240	\$ 39.61	\$ 88,726.40
	6" DR18 PVC	LF	50	\$ 75.33	\$ 3,766.50
	2" SCH40 PVC	LF	335	\$ 8.78	\$ 2,941.30
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	8" Gate Valve	EA	4	\$ 1,531.39	\$ 6,125.56
	6" Gate Valve	EA	5	\$ 1,020.70	\$ 5,103.50
	2" Gate Valve	EA	1	\$ 553.38	\$ 553.38
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	5	\$ 2,684.82	\$ 13,424.10
	Flushing Hydrant	EA	1	\$ 1,045.25	\$ 1,045.25
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	16	\$ 782.26	\$ 12,516.16
	Double Water Service	EA	36	\$ 1,064.74	\$ 38,330.64
					\$ -
					\$ -
Total Water System Cost					\$ 172,532.79

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc.

Developer: _____

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	1712	\$ 32.32	\$ 55,331.84
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	69	\$ 880.25	\$ 60,737.25
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	4	\$ 3,250.52	\$ 13,002.08
6-8' Feet Deep	Each	2	\$ 3,718.17	\$ 7,436.34
				\$ -
				\$ -
				\$ -
Lined MH				
0-6' Feet Deep	Each	3	\$ 4,411.80	\$ 13,235.40
				\$ -
				\$ -
				\$ -
Core Ex.				
				\$ -
				\$ -
Lift Station:				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 149,742.91



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 3

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	6" DR18 PVC	LF	2240	\$ 29.61	\$ 66,326.40
	2" SCH40 PVC	LF	155	\$ 8.96	\$ 1,388.80
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	6" Gate Valve	EA	4	\$ 1,049.75	\$ 4,199.00
	2" Gate Valve	EA	1	\$ 553.38	\$ 553.38
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Flushing Hydrant	EA	1	\$ 1,040.99	\$ 1,040.99
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Services	EA	11	\$ 760.26	\$ 8,362.86
	Double Water Services	EA	38	\$ 1,027.07	\$ 39,028.66
					\$ -
					\$ -
Total Water-System Cost					\$ 120,900.09

Reuse

Note: Asset Type (1) Water Pipeline and Appurteances

Exhibit 'C' to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 03/24/2023
Project Title: Silverleaf 29B-1, Phase 3
FROM: Vallencourt Construction Company, Inc.
Contractor's Name
Address: 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:

Marcus McInarnay
Print Contractor's Name

Marcus McInarnay
Contractor's Signature

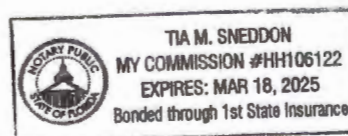
STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ on-line notarization, this 24th day of March, 2023, by

Marcus McInarnay as President for
Vallencourt Construction Co. Inc

Tia M. Sneddon
Notary Public
My Commission Expires: 3-18-25

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: Silverleaf RAH 29B-1 (Phase 3) (ASBULT 2023000026)
SUBJECT: July 13, 2023

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 Silverleaf RAH 29B-1 (Phase 3).

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.



2021 Aerial Imagery

Date: 8/7/2023

Final Release of Lien,
Bill of Sale and Warranty

Silverleaf 29B-1
(Phase 3)

Land Management
Systems
Real Estate
Division
(904) 209-1276

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.

