

RESOLUTION NO. 2023-507

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTIES ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TERRA PINES RESERVE (PHASE 1A) LOCATED OFF COUNTY ROAD 208.

RECITALS

WHEREAS, Terra Pines - South, LLC, a foreign limited liability company, 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 and sewer systems to serve Terra Pines Reserve (Phase 1A), also known as Terra Pines South Phase One-A, located off County Road 208; and

WHEREAS, W. Gardner, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a One (1) year Warranty and a Three (3) year Warranty for work performed at Terra Pines Reserve (Phase 1A), attached hereto as Exhibit “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 Warranties, 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 Final Release of Lien in the Official Records and file the Warranties and Bill of Sale in the Public Records of St. Johns County, Florida.

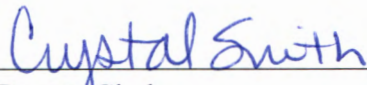
PASSED AND ADOPTED this 19th day of December, 2023.

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

Rendition Date: DEC 20 2023

By: 
Sarah Arnold, Chair

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


Deputy Clerk



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

PROJECT: TERRA PINES PHASE 1A

Terra Pines-South, LLC 506 Main Street Suite 300 Gaithersburg MD 20878

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 14th of MARCH, 20 23.

WITNESS:

Cameron Massengill
Witness Signature

Cameron Massengill
Witness Print Name

OWNER:

Brian Massengill
Owner Signature

Brian Massengill
Owner Print Name

STATE OF North Carolina
COUNTY OF Johnston

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 14th day of MARCH, 20 23 by Brian Massengill as Authorized Person for Terra Pines - South, LLC.

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Terra Pines Phase 1A
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR-11	LF	100	\$ 229.65	\$ 22,965.00
10" PVC	LF	3,325	\$ 55.49	\$ 184,504.25
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	5	\$ 6,529.18	\$ 32,645.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	5	\$ 6,881.99	\$ 34,409.95
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	2	\$ 1,164.71	\$ 2,329.42
Single Water Service	Ea	2	\$ 856.46	\$ 1,712.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 278,567.44

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Terra Pines Phase 1A
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
Offsite 8" HDPE	LF	2757	\$ 58.24	\$ 160,567.68
Offsite 4" PVC	LF	337	\$ 19.58	\$ 6,598.46
Onsite 8" HDPE	LF	50	\$ 130.37	\$ 6,518.50
Onsite 6" PVC	LF	3,325	\$ 23.70	\$ 78,802.50
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
FM 6" Valve Onsite	Ea	5	\$ 2,235.60	\$ 11,178.00
FM 8" Valve Offsite	Ea	1	\$ 2,588.31	\$ 2,588.31
FM 6" Valve Offsite	Ea	2	\$ 2,235.60	\$ 4,471.20
FM 4" Valve Offsite	Ea	1	\$ 1,781.05	\$ 1,781.05
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 272,505.70



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

The undersigned lienor, in consideration of the sum \$551,073.14

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

9/19/2023 to Date Terra Pines, South, LLC
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Terra Pines 1A

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 19 day of September, 2023.

WITNESS:

[Signature]
Witness Signature
[Signature]
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature
THOMAS P UNGER
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of September, 2023, by Thomas Unger as Executive Vice President for W. Gardner, LLC

[Signature]
Notary Public
My Commission Expires: 7/22/2025

[Signature]
Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Terra Pines Phase 1A
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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Double Water Service	Ea	2	\$ 1,164.71	\$ 2,329.42
Single Water Service	Ea	2	\$ 856.46	\$ 1,712.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 278,567.44

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Terra Pines Phase 1A
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
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	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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4-6 foot deep	EA		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 272,505.70

ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 03/13/2023
Project Title: Terra Pines Phase 1A
FROM: W. Gardner, LLC
Contractor's Name
Address: 4929 Atlantic Blvd
Jacksonville, FL 32207

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:

Thomas Unger
Print Contractor's Name

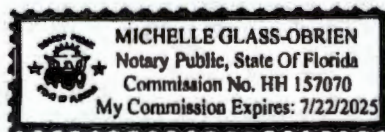
[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 14 day of March, 20 23, by Thomas Unger as Executive Vice President for W. Gardner, LLC.

[Signature]
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 05/08/2023
Project Title: Terra Pines Phase 1A
FROM: W. Gardner, LLC
Contractor's Name
Address: 4929 Atlantic Blvd.
Jacksonville, FL 32207

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 directionally drilled force main for the above project to be free from all defects in material and workmanship for a period of (3) years 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:

THOMAS F UNGER
Print Contractor's Name

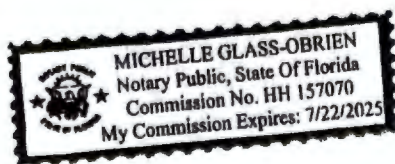
[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 8 day of May, 2023, by Thomas Unger as Executive Vice President for W. Gardner, LLC.

[Signature]
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

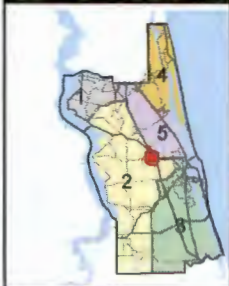
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: October 24, 2023
SUBJECT: Terra Pines Reserve Phase 1A (ASBULT2023000012)

Please present the Bill of Sale, Schedule of Values, Release of Lien, One Year Warranty, and Three Year Warranty (for the directionally drilled Off-site Force Main) to the Board of County Commissioners (BCC) for final approval and acceptance of Terra Pines Reserve Phase 1A.

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.



2023 Aerial Imagery
Date: 11/21/2023

**Terra Pines Reserve
(Phase 1A) aka
Terra Pines South
Phase One - A**

**Bill of Sale, Final Release
of Lien and Warranties**



**Land Management
Systems
(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.