

RESOLUTION NO. 2024- 357

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 SYSTEMS TO SERVE TERRA PINES RESERVE SUBDIVISION PHASE 2.

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 Subdivision Phase 2; and

WHEREAS, W. Gardener, LLC, a Florida Limited Liability Company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Terra Pines Reserve Subdivision Phase 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, 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 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 3rd day of September, 2024.

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

By: _____
Sarah Arnold, Chair

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

Rendition Date SEP 03 2024

Robin L. Platt
Deputy Clerk



Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Terra Pines Phase 2

Terra Pines South, LLC 3026 Alton Street, Greenville, MO 20978
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 7th of December, 2023.

WITNESS:

[Signature]
Witness Signature

Joseph Natelli
Witness Print Name

OWNER:

[Signature]
Owner Signature

Brian Massengill
Owner Print Name

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 7th day of December, 2023, by Brian Massengill as authorized person for Terra Pines South LLC.

Kristen M. Jones
Notary Public

My Commission Expires: 06/03/2024

Personally Known or Produced Identification
Type of Identification Produced North Carolina drivers license



Kristen M. Jones
Notary Public
State of Florida
Comm# HH006754
Expires 6/3/2024

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

Project Name: Terra Pines Phase 2
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" PVC DR-11 Crossing	LF	31	\$ 172.26	\$ 5,340.06
10" PVC DR-11 Crossing	LF	261	\$ 119.68	\$ 31,236.48
10" PVC	LF	939	\$ 55.49	\$ 52,105.11
8" PVC	LF	1074	\$ 38.31	\$ 41,144.94
2" Poly	LF	301	\$ 14.29	\$ 4,301.29
Water Valves (Size and Type)				
10" Gate Valve	Ea	3	\$ 6,529.18	\$ 19,587.54
8" Gate Valve	Ea	2	\$ 4,071.89	\$ 8,143.78
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	5	\$ 6,567.72	\$ 32,838.60
2" Flushing	Ea	1	\$ 1,418.78	\$ 1,418.78
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	3	\$ 1,146.72	\$ 3,440.16
Single Water Service	Ea	15	\$ 911.11	\$ 13,666.65
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 213,223.39

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

Project Name:	Terra Pines Phase 2			
Contractor:	W. Gardner, LLC			
Developer:	Terra Pines-South, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR 11 HDPE Road Crossing	LF	342	\$ 47.90	\$ 16,381.80
4" PVC	LF	605	\$ 18.00	\$ 10,890.00
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	2	\$ 1,780.99	\$ 3,561.98
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	2328	\$ 41.52	\$ 96,658.56
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
4" PVC	EA	29	\$ 1,350.52	\$ 39,165.08
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
A Lined Manhole	EA	1	\$ 4,795.65	\$ 4,795.65
B Lined Manhole	EA	1	\$ 11,087.18	\$ 11,087.18
A Manhole	EA	7	\$ 4,573.05	\$ 32,011.35
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
			Total Sewer System Cost	\$ 214,551.60

Exhibit "B" to the Resolution



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

The undersigned lienor, in consideration of the sum \$427,774.99

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

March 25, 2024 to Terra Pines South, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Terra Pines Phase 2

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 25th day of March, 2024.

WITNESS:

[Signature]
Witness Signature

Judson Cutts
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature

THOMAS FUNGER
Print Lienor's Name

STATE OF Florida

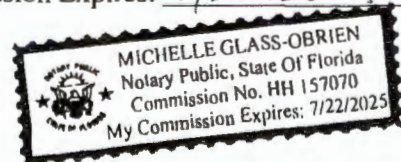
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2024, 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
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Terra Pines Phase 2
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

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Single Water Service	Ea	15	\$ 911.11	\$ 13,666.65
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 213,223.39

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

Project Name:	Terra Pines Phase 2
Contractor:	W. Gardner, LLC
Developer:	Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	LF		\$ -	\$ -
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
Total Sewer System Cost				\$ 214,551.60

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

Date: 1/15/2024
Project Title: Terra Pines Phase 2
FROM: W. Gardener, LLC
Contractor's Name
Address: 4929 Atlantic Boulevard
Jacksonville, Florida 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.

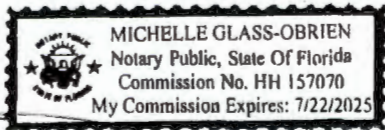
Contractor:

Tom Unger
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 16 day of January, 2024, by Thomas Unger as Executive Vice President for W. Gardner LLC.




Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "D" to the Resolution



**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: July 29, 2024
SUBJECT: Terra Pines Reserve Subdivision Phase 2 (ASBULT 2024000018)

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 Terra Pines Reserve Subdivision Phase 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.



Subject Area

Monument Bay Rd

Foal Ridge Dr

Foal Ridge Dr

Terra Pines Blvd

Park Meadows Dr



2023 Aerial Imagery

Date: 8/1/2024

Terra Pines Reserve
Subdivision Phase 2

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems

(904) 209-0798

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.