

RESOLUTION NO. 2024-69

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 ARBORS AT LIGHTSEY CROSSING PHASE 3 LOCATED OFF STATE ROAD 207.

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 conveying all personal property associated with the water and sewer systems to serve Arbors of Lightsey Crossing Phase 3, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Arbors of Lightsey Crossing 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.

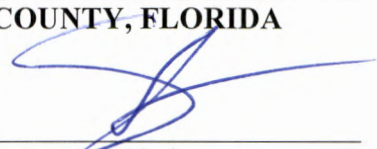
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit 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.

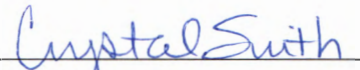
PASSED AND ADOPTED this 20th day of February, 2024.

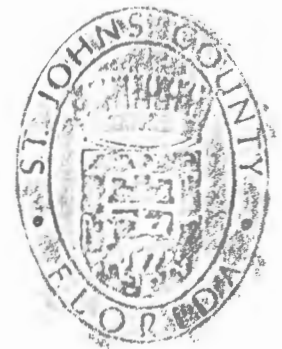
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date: FEB 20 2024

By: 
Sarah Arnold, 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: Arbors at Lightsey Crossing - Phase 3

Richmond American Homes of Florida, LP 10255 Fortune Pkwy, Suite 150, Jacksonville, FL 32257

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 5th of May, 2023.

WITNESS:

[Signature]
Witness Signature

[Print Name]
Witness Print Name

OWNER:

[Signature]
Owner Signature

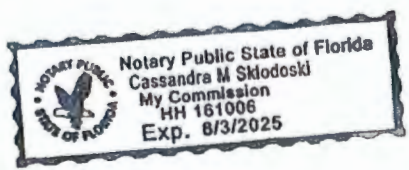
Matthew Stark
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 5 day of May, 2023, by Matthew Stark as VP Land Acquisition for Richmond American Homes of Florida, LP.

Cassandra M Sklodoski
Notary Public
My Commission Expires: 8/3/25

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name: Arbors at Lightsey Crossing -Phase 3
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" HDPE	LF	80	\$ 48.74	\$ 3,899.20
8" DR 18	LF	2880	\$ 27.19	\$ 78,307.20
6" DR 18	LF	400	\$ 18.06	\$ 7,224.00
4" DR 18	LF	260	\$ 12.05	\$ 3,133.00
2" Poly	LF	200	\$ 8.23	\$ 1,646.00
Water Valves (Size and Type)				
8" Gate Valve	Ea	4	\$ 1,945.00	\$ 7,780.00
6" Gate Valve	Ea	10	\$ 1,479.00	\$ 14,790.00
4" Gate Valve	Ea	3	\$ 1,268.00	\$ 3,804.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" Fire Hydrant Assembly	Ea	6	\$ 2,631.00	\$ 15,786.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" CTS Blue PE	Ea	105	\$ 693.00	\$ 72,765.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 209,134.40

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

Project Name: Arbors at Lightsey Crossing - Phase 3
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	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	LF	3097	\$ 31.31	\$ 96,967.07
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 35	EA	95	\$ 950.00	\$ 90,250.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	6	\$ 3,885.00	\$ 23,310.00
6-8 foot deep	EA	2	\$ 5,031.00	\$ 10,062.00
8-10 foot deep	EA	3	\$ 5,416.75	\$ 16,250.25
10-12 foot deep	EA	0	\$ -	\$ -
> 12 foot deep	EA	0	\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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				\$ 236,839.32



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
\$445,973.72

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

2/28/2023 to Richmond American Homes
 Date Developer's/Owner's Name)


to the following described property:


**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 Arbors at Lightsey Crossing - Phase 3
 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 28 day of February,
 2023.

WITNESS:

 Witness Signature
Marney Best
 Print Witness Name

OWNER:

 Lienor's Signature
Ron Denmark, President
 Print Lienor's Name

STATE OF Florida
 COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical
 presence or online notarization, this 28 day of February, 2023, by
Ronald E. Denmark as President for
Pipeline Constructors, Inc.

 Notary Public
 My Commission Expires: _____

Personally Known or Produced Identification
 Type of Identification Produced

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

Project Name: Arbors at Lightsey Crossing -Phase 3
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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Sevices (Size and Type)				
1" CTS Blue PE	Ea	105	\$ 693.00	\$ 72,765.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 209,134.40

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

Project Name: Arbors at Lightsey Crossing - Phase 3
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	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		\$ -	\$ -
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10-12 foot deep	EA	0	\$ -	\$ -
> 12 foot deep	EA	0	\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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				\$ 236,839.32

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

Date: 2/28/2023
Project Title: Arbors at Lightsey Crossing - Phase 3
FROM: Pipeline Constructors, Inc.
Contractor's Name
Address: 2117 N. Temple Avenue
Starke, FL 32091

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:

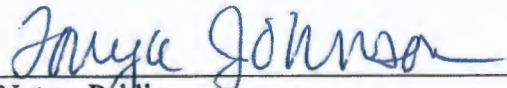
Ron Denmark, President
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 28 day of February, 2023, by Ron Denmark as President for Pipeline Constructors, Inc.




Notary Public
My Commission Expires: 3-26-25

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: January 11, 2024
SUBJECT: Arbors at Lightsey Crossing Phase 3 (ASBULT2023000082)

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 Arbors at Lightsey Crossing 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.



2023 Aerial Imagery
Date: 1/25/2024

**Arbors at
Lightsey Crossing
Phase 3**

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



**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.