

RESOLUTION NO. 2025-350

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 CYPRESS POINT UTILITY EXTENSION LOCATED OFF STATE ROAD 206E.

RECITALS

WHEREAS, HDG Cypress Point, a Florida limited liability company, 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 Cypress Point Utility Extension, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, V.J. Usina Contracting, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Cypress Point Utility Extension, 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 7th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

Rendition Date OCT 08 2025

By: _____



Krista Joseph, Chair

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

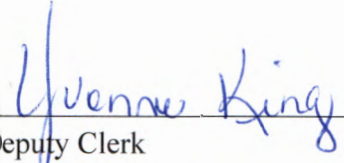

Deputy Clerk



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

PROJECT: Cypress Point Utility Extension

HDG Cypress Point LLC, 200 Business Park Circle, Suite 105

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 15th of August, 20 25.

WITNESS:

[Signature]
Witness Signature

Brandon Ravan
Witness Print Name

OWNER:

[Signature]
Owner Signature

Cristo Shee
Owner Print Name

STATE OF Florida


COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or n/a online notarization, this 15th day of August, 20 25, by

Cristo Shee as Manager for HDG Cypress Point, LLC.

[Signature]
Notary Public
My Commission Expires: 4/5/2028

Personally Known or Produced Identification
Type of Identification Produced

 **BRANDON RAVAN**
Notary Public
State of Florida
Comm# HH508318
Expires 4/5/2028

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

Project Name:	Cypress Point Utility Extension
Contractor:	VJ Usina Contracting, Inc.
Developer:	HDG Cypress Point LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR11 HDPE	LF	80	\$ 200.48	\$ 16,038.40
4" DR18 PVC	LF	3620	\$ 32.87	\$ 118,989.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,796.46	\$ 1,796.46
8"x4" Tappig Sleeve and Valve	Ea	1	\$ 6,727.65	\$ 6,727.65
2" Air Release Valve	Ea	2	\$ 10,075.00	\$ 20,150.00
	Ea		\$ -	\$ -
	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			\$	163,701.91

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

Project Name:	Cypress Point Utility Extension
Contractor:	VJ Usina Contracting, Inc.
Developer:	HDG Cypress Point LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR11 HDPE	LF	80	\$ 178.85	\$ 14,308.00
10" DR18 PVC	LF	3560	\$ 69.73	\$ 248,238.80
8" DR18 PVC	LF	20	\$ 51.35	\$ 1,027.00
6" DR18 PVC	LF	60	\$ 39.61	\$ 2,376.60
10" Fusible PVC	LF	90	\$ 135.43	\$ 12,188.70
Water Valves (Size and Type)				
8"x8" Tapping Sleeve and Valve	Ea	1	\$ 8,343.26	\$ 8,343.26
10" MJ Gate Valve	Ea	6	\$ 4,259.62	\$ 25,557.72
8" MJ Gate Valve	Ea	1	\$ 3,131.35	\$ 3,131.35
6" MJ Gate Valve	Ea	6	\$ 2,235.07	\$ 13,410.42
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 1,501.57	\$ 1,501.57
Fire Hydrant	Ea	6	\$ 5,057.08	\$ 30,342.48
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 360,425.90



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
 five hundred twenty-four thousand one hundred twenty-seven dollars and eighty-one 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
August 14, 2025 to HDG Cypress Point LLC
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 Cypress Point Utility Extension

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 14th day of August,
 2025.

WITNESS:

Melissa George
 Witness Signature
Melissa George
 Print Witness Name

CONTRACTOR:

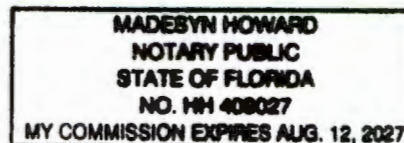
Crystal Durham
 Lienor's Signature
Crystal Durham
 Print Lienor's Name

STATE OF Florida
 COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical
 presence or online notarization, this 14th day of August, 2025, by
Crystal Durham as Vice President for
VJ Usina Contracting, Inc.

Madebyn Howard
 Notary Public
 My Commission Expires: 8/12/27

Personally Known or Produced Identification
 Type of Identification Produced



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

Project Name: Cypress Point Utility Extension
 Contractor: VJ Usina Contracting, Inc.
 Developer: HDG Cypress Point LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR11 HDPE	LF	80	\$ 200.48	\$ 16,038.40
4" DR18 PVC	LF	3620	\$ 32.87	\$ 118,989.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,796.46	\$ 1,796.46
8"x4" Tappig Sleeve and Valve	Ea	1	\$ 6,727.65	\$ 6,727.65
2" Air Release Valve	Ea	2	\$ 10,075.00	\$ 20,150.00
	Ea		\$ -	\$ -
	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	\$ 163,701.91

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

Project Name:	Cypress Point Utility Extension
Contractor:	VJ Usina Contracting, Inc.
Developer:	HDG Cypress Point LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR11 HDPE	LF	80	\$ 178.85	\$ 14,308.00
10" DR18 PVC	LF	3560	\$ 69.73	\$ 248,238.80
8" DR18 PVC	LF	20	\$ 51.35	\$ 1,027.00
6" DR18 PVC	LF	60	\$ 39.61	\$ 2,376.60
10" Fusible PVC	LF	90	\$ 135.43	\$ 12,188.70
Water Valves (Size and Type)				
8"x8" Tapping Sleeve and Valve	Ea	1	\$ 8,343.26	\$ 8,343.26
10" MJ Gate Valve	Ea	6	\$ 4,259.62	\$ 25,557.72
8" MJ Gate Valve	Ea	1	\$ 3,131.35	\$ 3,131.35
6" MJ Gate Valve	Ea	6	\$ 2,235.07	\$ 13,410.42
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 1,501.57	\$ 1,501.57
Fire Hydrant	Ea	6	\$ 5,057.08	\$ 30,342.48
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	\$ 360,425.90

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

Date: August 14, 2025
Project Title: Cypress Point Utility Extension
FROM: VJ Usina Contracting, Inc.
Contractor's Name
Address: 4669 Avenue A
St. Augustine, FL 32095

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:

Crystal Durham
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 14th day of August, 2025, by
Crystal Durham as Vice President for
VJ Usina Contracting, Inc.


Notary Public
My Commission Expires: Feb. 28, 2027

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: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: September 8, 2025
SUBJECT: Cypress Point Utility Extension

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Cypress Point Utility Extension..

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 Property



Imagery Date: 12/2024

Date: 9/12/2025

Cypress Point
Utility Extension
Bill of Sale, Final Release of Lien,
and Warranty



Land Management
Systems
Real Estate Division
(904) 209-0790

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.