

RESOLUTION NO. 2026-102

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TERRA PINES RESERVE PHASE 4.**

**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, conveying all personal property associated with the water and sewer systems to serve Terra Pines Reserve Phase 4, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, W. Gardner, 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 Phase 4, 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 April, 2026.

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

**Rendition Date** APR 08 2026

By: Clay Murphy  
Clay Murphy, Chair

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

Brandon J. Patty  
Deputy Clerk

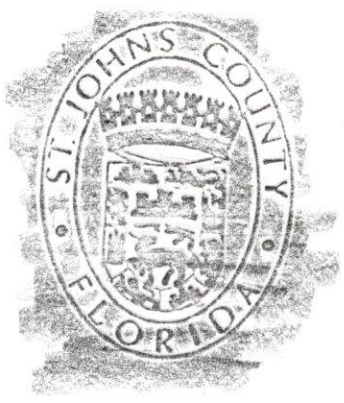


Exhibit "A" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3F - CLOSEOUT - BILL OF SALE

PROJECT: Terra Pines Subdivision - Phase 4

Terra Pines-South, LLC 506 Main Street Ste 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 24th of February, 2025.

WITNESS:

Witness Signature

Witness Print Name

Handwritten signature of Joseph Natelli

Joseph Natelli

OWNER:

Owner Signature

Owner Print Name

Handwritten signature of Brian T. Massengill with note: Authorized Person for Terra Pines-South, LLC

Brian T. Massengill

STATE OF NC
COUNTY OF Johnston

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 2025, by

Brian T. Massengill as Authorized Person for Terra Pines-South, LLC

Handwritten signature of Cameron T. Massengill
Notary Public
My Commission Expires: Feb. 25, 2029

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 4  
 Contractor: W. Gardner, LLC  
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC	LF	1178	\$ 40.82	\$ 48,085.96
2" Poly	LF	218	\$ 14.11	\$ 3,075.98
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	2	\$ 4,070.44	\$ 8,140.88
	EA		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	3	\$ 6,629.36	\$ 19,888.08
2" Flushing	Ea	1	\$ 1,418.78	\$ 1,418.78
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Double Water Service	Ea	21	\$ 1,146.90	\$ 24,084.90
Single Water Service	Ea	1	\$ 856.46	\$ 856.46
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 105,551.04</b>

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

Project Name: Terra Pines Phase 4  
 Contractor: W. Gardner, LLC  
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR26 PVC	LF	1,134	\$ 48.33	\$ 54,806.22
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
4" PVC	EA	40	\$ 1,365.68	\$ 54,627.20
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
A Lined Manhole	EA	1	\$ 4,893.55	\$ 4,893.55
A Manhole	EA	5	\$ 4,456.96	\$ 22,284.80
	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 136,611.77</b>

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 \$242,162.81

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 14, 2025 to Natelli Communities  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
**Terra Pines Phase 4**

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 14 day of March, 2025.

WITNESS:

[Signature]  
Witness Signature  
Lauren Bedford  
Print Witness Name

CONTRACTOR:

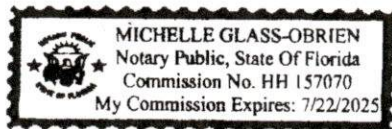
[Signature]  
Lienor's Signature  
Judson Cutts  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of March, 2025, by Judson Cutts as Project Manager 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 4  
 Contractor: W. Gardner, LLC  
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>105,551.04</b>

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

Project Name: Terra Pines Phase 4  
 Contractor: W. Gardner, LLC  
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 136,611.77</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: February 20, 2025 3E - CLOSEOUT - WARRANTY

Project Title: Terra Pines Ph 4

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:**

Tom Unger

Print Contractor's Name



Contractor's Signature

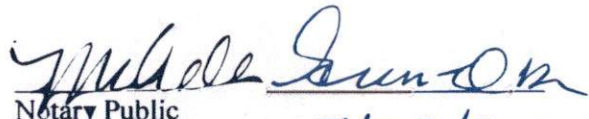
STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 20 day of February, 2025, by

Tom Unger as Vice President for

W.Gardner,LLC



Notary Public

My Commission Expires: 7/22/2025

Personally Known or Produced Identification  
Type of Identification Produced

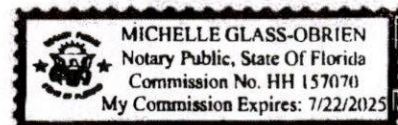




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** February 24, 2026  
**SUBJECT:** Terra Pines Reserve Phase 4 (ASBULT 2025000153)

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 Terra Pines Reserve Phase 4.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

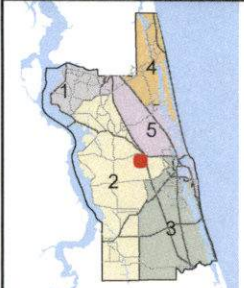
Your support and cooperation as always are greatly appreciated.



**Subject Property**

Terra Pines Blvd

Foal Ridge Dr



Imagery Date: 12/2024

Date: 3/9/2026

### Terra Pines Reserve Phase 4

### Bill of Sale, 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.