

RESOLUTION NO. 2026- 32

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 SECESSION PHASE 2 LOCATED OFF WATSON ROAD.

RECITALS

WHEREAS, Richmond American Homes of Florida, LP 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 Secession Phase 2, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Secession 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 February, 2026.

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

Rendition Date FEB 04 2026

By: Clay Murphy
Clay Murphy, Chair

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

Brandon J. Patty
Deputy Clerk

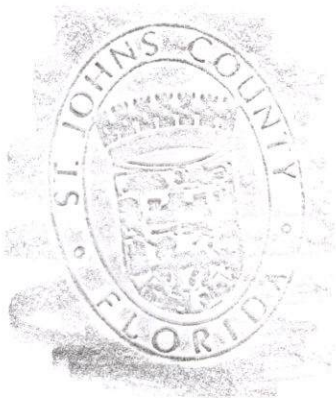


Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Secession Subdivision (Phase 2)

Richmond America Homes of Florida, LP 10255 Fortune Parkway, Suite 150 Jacksonville, FL 32256

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 4th of September, 2025.

WITNESS:

Ginny Feiner

Witness Signature
10255 Fortune Pkwy, Ste 150, Jacksonville, FL 32256

Ginny FEINER

Witness Print Name
10255 Fortune Pkwy, Ste 150, Jacksonville, FL 32256

OWNER:

Alex Allison

Owner Signature

Alex Allison

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 4th day of September, 2025, by

Alex Allison as VP Land & Forward Planning for

Richmond American Homes, LP

Cassie Wellman

Notary Public

My Commission Expires: 2/14/26

Personally Known or Produced Identification
Type of Identification Produced



CASSIE WELLMAN
Commission # HH 228078
Expires February 14, 2026

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

Project Name:	Secession Phase 2			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Richmond American Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" HDPE	LF	41	\$ 141.42	\$ 5,798.18
8" DR 18	LF	1800	\$ 46.36	\$ 83,440.80
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 1,991.56	\$ 5,974.67
6" Gate Valve	Ea			\$ -
Hydrants Assembly (Size and Type)				
6" Fire Hydrant	Ea	3	\$ 7,242.33	\$ 21,726.99
Sevices (Size and Type)				
Single Service	Ea	2	\$ 1,152.74	\$ 2,305.47
Short Double Service	Ea	8	\$ 2,057.89	\$ 16,463.10
Long Single Service	Ea	1	\$ 1,445.00	\$ 1,445.00
Long Double Service	Ea	9	\$ 2,492.44	\$ 22,431.92
			Total Water System Cost	\$ 159,586.13

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

Project Name:	Seccession Phase 2
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" SDR26	LF	1708	\$ 45.27	\$ 77,321.58
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR26	EA	36	\$ 1,473.41	\$ 53,042.58
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
0-4 foot deep "A"	EA	1	\$ 6,212.90	\$ 6,212.90
0-4 foot deep "A" Lined	EA	1	\$ 8,410.09	\$ 8,410.09
6-8 foot deep "A"	EA	4	\$ 7,127.20	\$ 28,508.81
8-10 foot deep "A"	EA	1	\$ 8,459.71	\$ 8,459.71
10-12 foot deep "A"	EA	2	\$ 19,300.71	\$ 19,300.71
			\$ -	\$ -
			\$ -	\$ -
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				\$ 201,256.38

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 \$360,842.51

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

8.28.25 to RICHMOND AMERICAN HOMES OF FLORIDA, LP
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Secession Subdivision Ph 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 28th day of August, 2025.

WITNESS:
Linda Brown
Witness Signature
Linda Brown
Print Witness Name

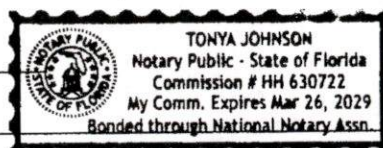
CONTRACTOR:
Ron Denmark
Lienor's Signature
Ron Denmark
Print Lienor's Name

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of August, 2025, by Ron Denmark as President for Pipeline Constructors, Inc

Tonya Johnson
Notary Public
My Commission Expires: 3-26-29

Personally Known or Produced Identification
Type of Identification Produced
Personally Known



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

Project Name:	Secession Phase 2			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Richmond American Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
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Long Double Service	Ea	9	\$ 2,492.44	\$ 22,431.92
			Total Water System Cost	\$ 159,586.13

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

Project Name:	Seccession Phase 2			
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		\$ -	\$ -
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Gravity Mains (Size, Type & Pipe Class)				
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			\$ -	\$ -
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	\$ 201,256.38

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 8-21-2025 **3E – CLOSEOUT - WARRANTY**

Project Title: Secession Subdivision (Phase 2)

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

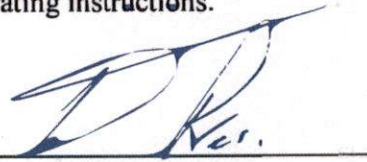
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Ronald E. Denmark

Print Contractor's Name



Contractor's Signature

STATE OF Florida

COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 21st day of August, 2025, by Ronald E Denmark as President for Pipeline Constructors, Inc.



Notary Public
 My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced

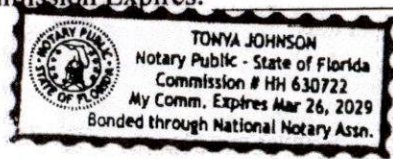




Exhibit "D" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: December 16, 2025
SUBJECT: Secession Phase 2 (ASBULT 2025000138)

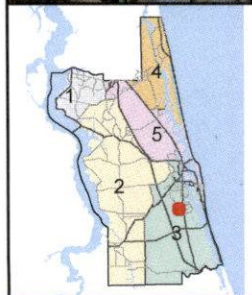
St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Secession Phase 2.

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 Property



Imagery Date: 12/2024

Date: 1/7/2026

Secession Phase 2
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.