

RESOLUTION NO. 2017- 156

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER LINES TO SERVE A COMMERCIAL RETAIL STORE LOCATED OFF STOKES LANDING ROAD AND US 1 NORTH.

RECITALS

WHEREAS, Concept Development, Inc., a Florida corporation, has executed and presented to the County a Bill of Sale and 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 lines to serve a Commercial Retail Store located off Stokes Landing Road and US 1 North; and

WHEREAS, the water and sewer lines have been installed within public right-of-way therefore no utility easement is needed; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B," 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 and Schedule of Values attached hereto is 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 Court is instructed to file the Bill of Sale and Schedule of Values in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of May, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halter
Deputy Clerk

RENDITION DATE 5/19/17





BILL OF SALE
UTILITY IMPROVEMENTS
for
CRS – Stokes Landing Road

CONCEPT DEVELOPMENT, INC., a Florida corporation (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:

- Potable Water System, including HDPE pipe, gate valve, ball yoke valve, reducer and service tap
- Sanitary Sewer System, including HDPE pipe, gate valve and service tap

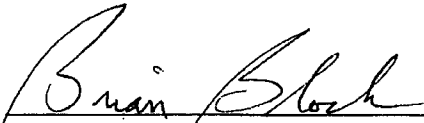
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 16th of February, 2016.

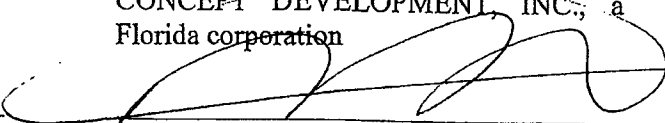
WITNESS:

OWNER:

CONCEPT DEVELOPMENT, INC., a Florida corporation



Witness Signature



Owner's Signature

Brian Block

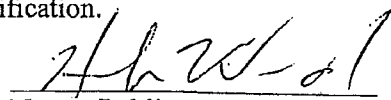
Print Witness Name

Brian S. Crawford

Print Owner's Name

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 16th day of February, 2016, by Brian S. Crawford, as President of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.



Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Commercial Retail Store - Stokes Landing Road
Contractor:	Blackrock Construction
Developer:	Concept Development, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE Blue DR9 Pipe	LF	6	\$ 21.00	\$ 126.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	EA	1	\$ 484.00	\$ 484.00
12" x 2" Service Tap	EA	1	\$ 668.00	\$ 668.00
Ball Yoke Valve	EA	1	\$ 168.00	\$ 168.00
2" x 3/4" Reducer	EA	1	\$ 64.00	\$ 64.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Meter Box	EA	1	\$ 186.00	\$ 186.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 1,696.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Commercial Retail Store - Stokes Landing Road
Contractor:	Blackrock Construction
Developer:	Concept Development, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" x 2" Service Tap	EA	1	\$ 524.00	\$ 524.00
2" Gate Valve	EA	1	\$ 484.00	\$ 484.00
2" HDPE Green DR9 Pipe	LF	10	\$ 22.60	\$ 226.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	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				\$ 1,234.00



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

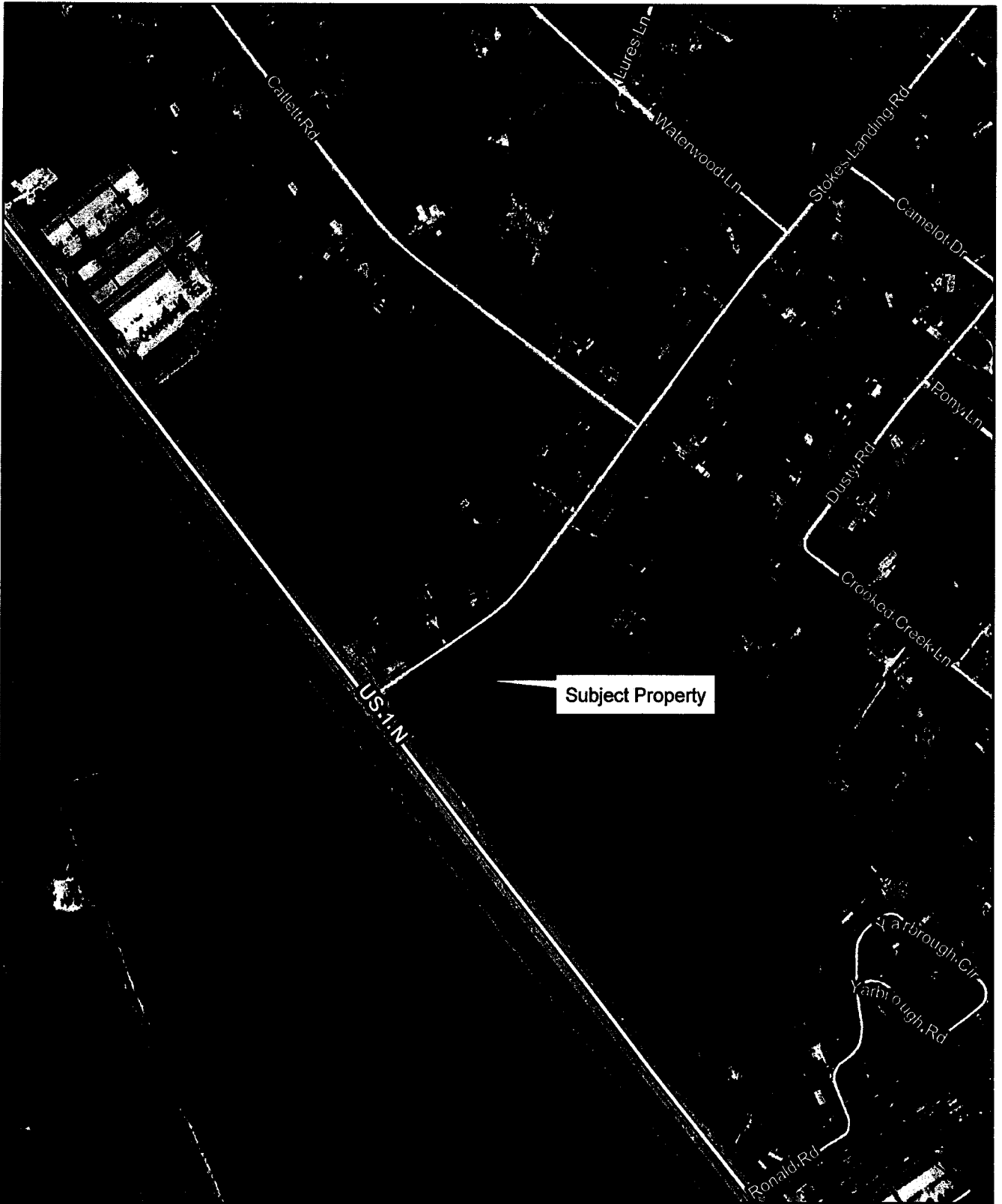
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Commercial Retail Store – Stokes Landing Road
DATE: February 7, 2017

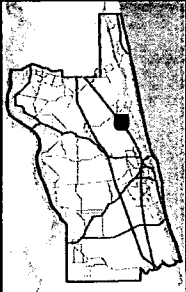
Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Commercial Retail Store – Stokes Landing Road.

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



2013 Aerial Imagery
0 150 300
Feet
April 12, 2017

Bill of Sale

Commercial Retail Store

Land Management
Systems
Real Estate
Division
(904) 209-0764

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.

