

RESOLUTION NO. 2017- 8

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 US 1 SOUTH.

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 US 1 South; 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 17th day of January, 2017.

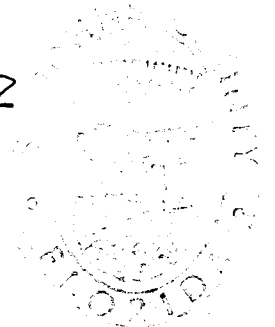
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: James K. Johns, Chair

ATTEST Hunter S. Conrad, Clerk

By: Sam Halterman
Deputy Clerk

RENDITION DATE 1/20/17





BILL OF SALE
UTILITY IMPROVEMENTS
for

Commercial Retail Store-5035 US 1 South

CONCEPT DEVELOPMENT, INC., (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:

Commercial Retail Store – 5035 US Highway 1 South, St. Augustine, FL; Parcel #182040-0000

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 27th day of July, 2016.

WITNESS:

Stephen West
Witness Signature

Stephanie Wright
Print Witness Name

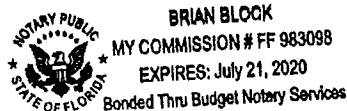
OWNER:
[Signature]
Owner's Signature

Brian S. Crawford, President
Print Owner's Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 27th day of July, 2016, by Brian S. Crawford, President of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification

Brian Block
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Commercial Retail Store 5035 US 1 S

Contractor:

Brown and Luke Contracting/Concept Construction

Developer:

Concept Development Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" HDPE Bore	LF	200	\$ 57.89	\$ 11,578.26
8" PVC C-900	LF	40	\$ 25.00	\$ 1,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" x 8" Tapping sleeve w/valve and box	Ea	1	\$ 1,063.52	\$ 1,063.52
2" Gate Valve	Ea	1	\$ 325.00	\$ 325.00
6" Gate Valve	Ea	1	\$ 650.00	\$ 650.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/4" Mueller Hydrant	Ea	1	\$ 3,826.62	\$ 3,826.62
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
8" x 2" Service Saddle	Ea	1	\$ 275.00	\$ 275.00
3/4" Water Service w/box	Ea	1	\$ 180.00	\$ 180.00
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 18,898.40



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Commercial Retail Store 5035 US 1 S
 Contractor: Brown and Luke Contracting Company/Concept Construction
 Developer: Concept Development Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE Bore	LF	140	\$ 56.28	\$ 7,878.80
8" x 2" Service Saddle	LF	1	\$ 250.00	\$ 250.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve and Box	Ea	1	\$ 450.00	\$ 450.00
	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				\$ 8,578.80



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

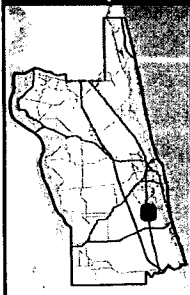
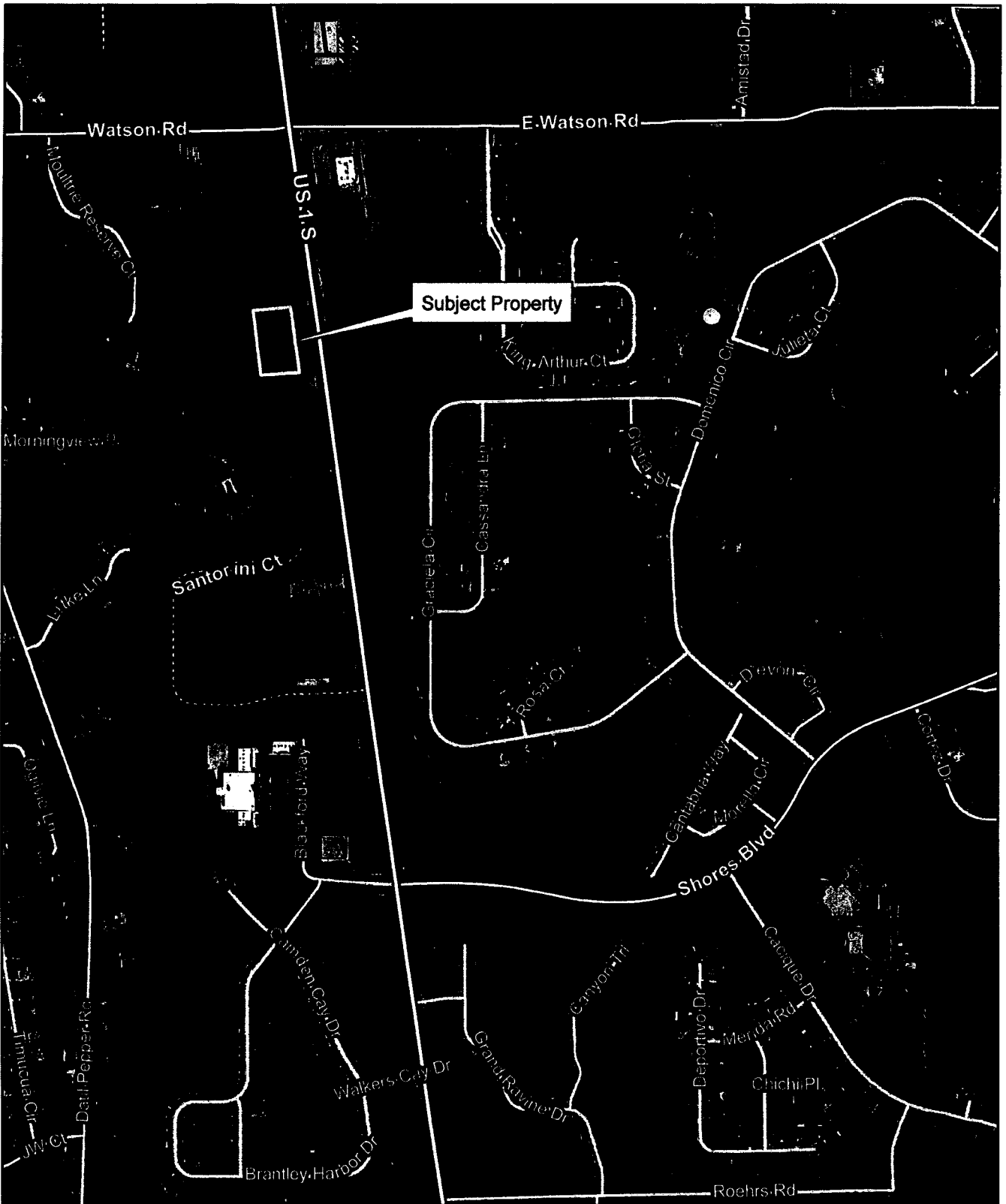
TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: CRS – 5035 US 1 Retail Store
DATE: November 22, 2016

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of ~~CRS – 5035 US 1 Retail Store.~~

CRS Retail Store – 5035 US 1 South

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.




 2013 Aerial Imagery
 0 10000
 Feet
 December 2, 2016

Bill of Sale

Commercial Retail Store
5035 US 1 South

**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.

