

RESOLUTION NO. 2018- 102

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER LINES TO SERVE THE FOUNTAINS OF ST. AUGUSTINE LOCATED OFF INMAN ROAD.

RECITALS

WHEREAS, V.J. Usina Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien, and a Warranty, attached hereto as Exhibits "A," and "B," incorporated by reference and made a part hereof, for work performed at The Fountains of St. Augustine located off Inman Road; and

WHEREAS, the Fountains of St. Augustine, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water lines to serve The Fountains of St. Augustine located off Inman Road; and

WHEREAS, the water 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 "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.

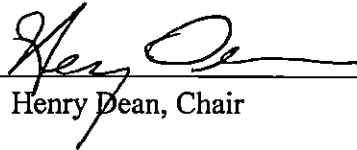
Section 2. The above described Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 3 day of April, 2018.

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

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 4/5/18

By: 
Deputy Clerk

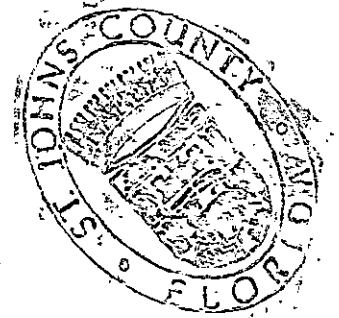
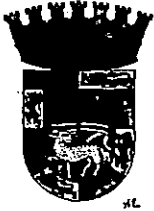


EXHIBIT "A" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$6,675.20 (six thousand six hundred seventy-five dollars and twenty cents) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 1, 2016 to The Fountains of St. Augustine, LLC. to the following described property:

See Exhibit A – Schedule of Values for Fountains Entrance “Mini Phase”

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 25th of October, 2016.

WITNESS:

Melissa George
Witness Signature

Melissa George
Print Witness Name

OWNER:

John Allen
Lienor's Signature

John Allen
Print Lienor's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 25th day of October, 2016, by John Allen who is personally known to me or has produced _____ as identification.



CRYSTAL ALLEN
MY COMMISSION # GG 004348
EXPIRES: July 8, 2020
Bonded Thru Budget Notary Services

Crystal Allen
Notary Public

EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Fountains Entrance "Mini Phase"
 Contractor: VJ Usina Contracting, Inc.
 Developer: The Fountains of St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type, & Pipe Class)				
2" HDPE DR9	LF	200	\$ 1.72	\$ 344.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12"x2" Tapping Sleeve	Ea	2	\$ 3,165.60	\$ 6,331.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 6,675.20

EXHIBIT "B" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: October 18, 2016

Project Title: Fountains Entrance "Mini Phase"

St. Johns County, Florida

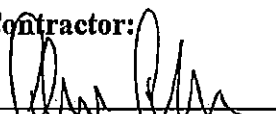
FROM: VJ Usina Contracting, Inc.
4669 Avenue A
Saint Augustine, FL 32095

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:



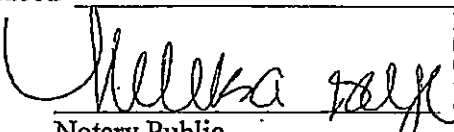
Contractor's Signature

John Allen

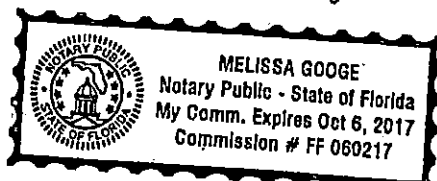
Print Contractor's Name

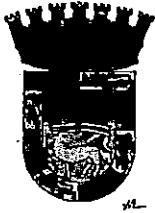
State of FL
County of St. Johns

The foregoing instrument was acknowledged before me this 18th day of October, 2016, by John Allen who is personally known to me or has produced _____ as identification.



Notary Public





BILL OF SALE
UTILITY IMPROVEMENTS
for
FOUNTAINS ENTRANCE "MINI PHASE"

The Fountains of St. Augustine, LLC – 10161 Centurion Parkway, Suite 350 Jacksonville, FL 32256, (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 Attached Exhibit "A" – Schedule of Values for Fountains Entrance "Mini Phase"

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 26 of October, 2016

WITNESS:

Robert S. Glinka
Witness Signature

ROBERT S. GLINKA
Print Witness Name

OWNER:

M. Curt Geisler
Owner's Signature

M. Curt Geisler
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument, was acknowledged before me this 26 day of October, 2016, by ROBERT S GLINKA and M. CURT GEISLER who is personally known to me or has produced _____ as identification.

Gregory G. Henderson
Notary Public

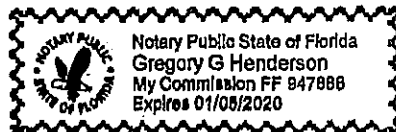


EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Fountains Entrance "Mini Phase"
Contractor:	VJ Usina Contracting, Inc.
Developer:	The Fountains of St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 6,675.20



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: The Fountains of St. Augustine
DATE: February 6, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien and Warranty Letter to the Board of County Commissioners (BCC) for final approval and acceptance of the Fountains of St. Augustine.


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.



The Fountains of St. Augustine
3960 Inman Road




 2013 Aerial Imagery
 0 500 1,000
 Feet
 March 6, 2018

Bill of Sale, Warranty,
 Final Release of Lien

The Fountains of St. Augustine

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 herein.

