

RESOLUTION NO. 2018- 149

**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, SEWER AND REUSE LINES SERVING CREEKSIDE AT TWIN CREEKS AMENITY CENTER LOCATED OFF US 1 NORTH.**

**RECITALS**

**WHEREAS**, A.J. Johns, Inc., 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 Creekside at Twin Creeks Amenity Center located off US 1 North; and

**WHEREAS**, Twin Creeks Ventures, LLC, 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, sewer and reuse lines serving Creekside at Twin Creeks Amenity Center located off US 1 North; and

**WHEREAS**, the water, sewer and reuse 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 5<sup>th</sup> day of June, 2018.

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

By: Henry Dean  
Henry Dean, Chair

**RENDITION DATE** 6/7/18

**ATTEST:** Hunter S. Conrad, Clerk

By: Pam Halterman  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum Thirty Five Thousand Nine Hundred Eighty Nine & 96/100 (\$35,989.96) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 19, 2018 to Twin Creeks Venture, LLC, to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Creekside at Twin Creeks Amenity Center

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 2nd of March 2018

WITNESS:

[Handwritten Signature]

Witness Signature

Chad Cochrell

Print Witness Name

OWNER:

[Handwritten Signature]

Lienor's Signature

John Kirkland

Print Lienor's Name

State of FLORIDA  
County of DUAL

The foregoing instrument was acknowledged before me this 2nd day of MARCH, 2018, by JOHN KIRKLAND, PRESIDENT who is personally known to me or has produced \_\_\_\_\_ as identification.

DAWN R. SNYDER  
Notary Public, State of Florida  
My Comm. Expires 12/04/2020  
Commission No. GG34315

[Handwritten Signature]  
Notary Public

EXHIBIT "A" TO FINAL RELEASE OF LIEN



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Creekside at Twin Creeks Amenity  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" DR 18 PVC pipe	LF	214	\$ 32.94	\$ 7,049.16
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" Gate Valve	Ea	1	\$ 1,654.00	\$ 1,654.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" M & H (Includes valve)	Ea	2	\$ 3,805.00	\$ 7,610.00
2" Flushing Hydrants	Ea	1	\$ 1,002.00	\$ 1,002.00
			\$ -	\$ -
<b>Services (Size and Type)</b>				
2" Poly Single	Ea	1	\$ 1,570.00	\$ 1,570.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 18,885.16</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Creekside at Twin Creeks Amenity  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC Pipe	LF	220	\$ 40.34	\$ 8,874.80
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate Valve	Ea	1	\$ 802.00	\$ 802.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 9,676.80</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC Pipe	LF	220	\$ 19.90	\$ 4,378.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	1	\$ 1,480.00	\$ 1,480.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly	Ea	1	\$ 1,570.00	\$ 1,570.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 7,428.00</b>

EXHIBIT "B" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: March 19, 2018

Project Title: Creekside at Twin Creeks  
Amenity Center St. Johns County, Florida

FROM: A.J. Johns, Inc.  
3225 Anniston Rd.  
Jacksonville, FL 32246

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:

[Handwritten Signature]  
Contractor's Signature

John Kirkland  
Print Contractor's Name

State of FLORIDA  
County of Duval

The foregoing instrument was acknowledged before me this 20th day of March, 2018 by John Kirkland, President who is personally known to me or has produced \_\_\_\_\_ as identification.

DAWN R. SNYDER  
Notary Public, State of Florida  
My Comm. Expires 12/04/2020  
Commission No. GG34315

[Handwritten Signature]  
Notary Public

EXHIBIT "C" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**CREEKSIDE AT TWIN CREEKS AMENITY CENTER**

Twin Creeks Ventures, LLC, 1 Town Center Rd, Suite 600, Boca Raton, FL 33431 (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 dedicated utility infrastructure for Creekside at Twin Creeks Amenity Center.

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 6<sup>th</sup> of March, 2018

WITNESS:

OWNER:

[Signature]  
Witness Signature

[Signature]  
Owner's Signature

Robert E Furlong  
Print Witness Name

John T. Kinsey  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2018, by John T. Kinsey who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

ROBERT E. FURLONG  
Notary Public, State of Florida  
My Comm. Expires 6/22/21  
Commission No. GG118007

EXHIBIT "A" TO BILL OF SALE



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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St. Johns County Utility Department  
Asset Management  
Schedule of Values

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	Ea		\$ -	\$ -
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EXHIBIT "D" TO RESOLUTION



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

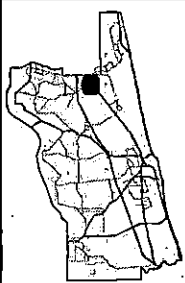
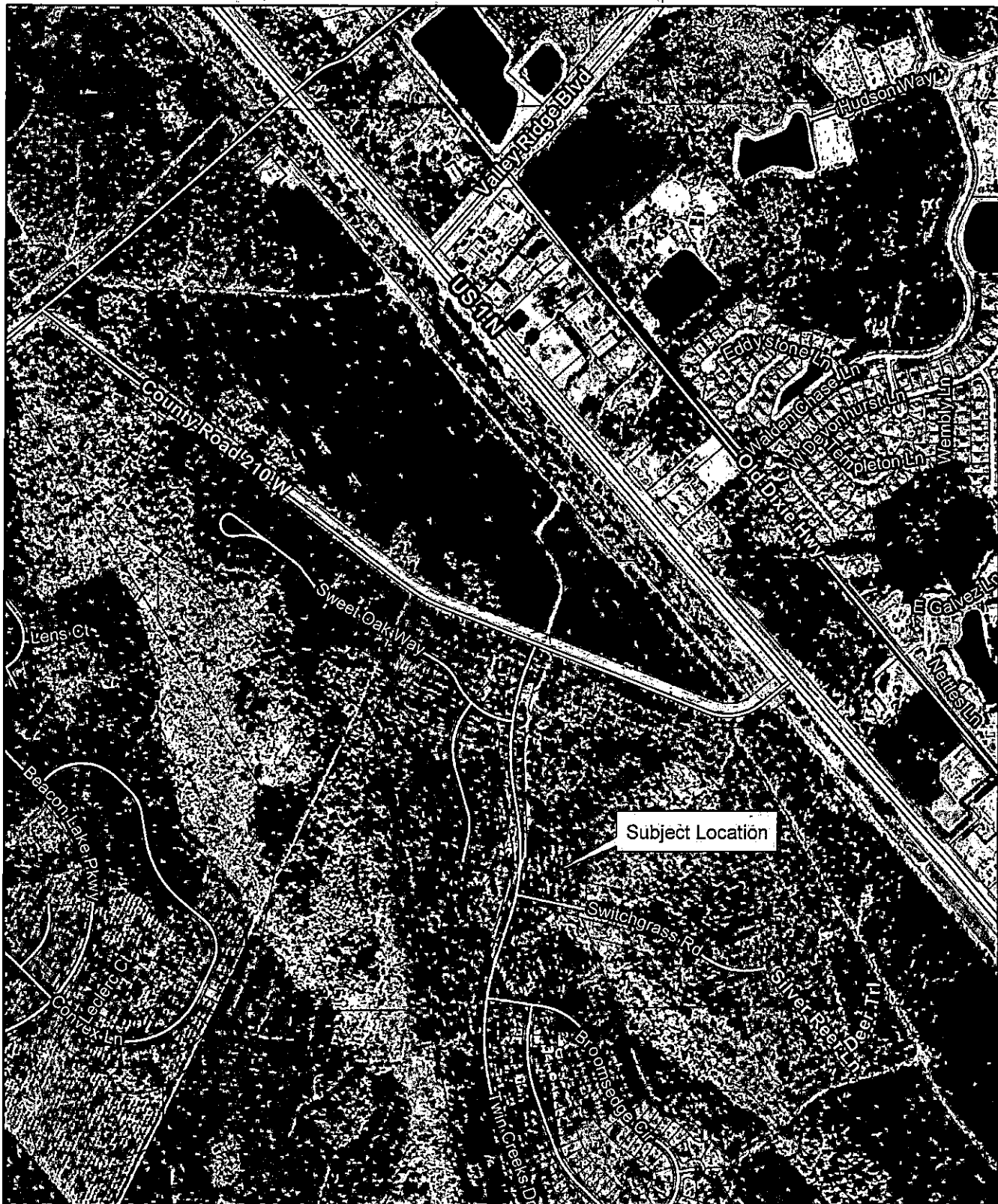
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Creekside at Twin Creeks Amenity Center  
DATE: April 19, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Creekside at Twin Creeks Amenity Center.

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  
 0 250 500  
 Feet  
 May 9, 2018

**Bill of Sale, Warranty,  
 Final Release of Lien**  
  
**Creekside at Twin Creeks  
 Amenity Center**

**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.

