

RESOLUTION NO. 2018- 150

**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 SEWER LINES SERVING MOULTRIE WOODS II LOCATED OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, Mann Utilities, 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 Moultrie Woods II located off Wildwood Drive; and

**WHEREAS**, The Avail Group, LLC, a 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 sewer lines serving Moultrie Woods II located off Wildwood Drive; and

**WHEREAS**, the 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 "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's 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.

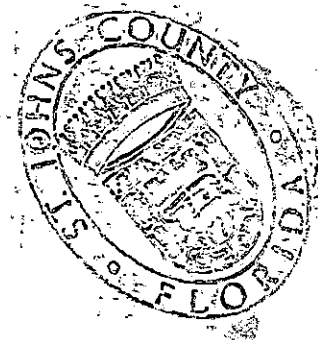
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 6/7/18

By:   
Deputy Clerk





**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum (3,475.00) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 5/09/2017 to The Avail Group, LLC. to the following described property:

“SEE EXHIBIT A”

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 16<sup>th</sup> of MAR 2018

WITNESS:

B  
\_\_\_\_\_  
Witness Signature

Brittney Russell  
\_\_\_\_\_  
Print Witness Name

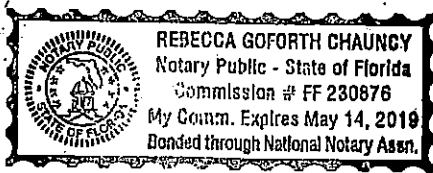
OWNER:

Jane Mann, President  
\_\_\_\_\_  
Lienor's Signature Mann Utilities Inc

Jane Mann  
\_\_\_\_\_  
Print Lienor's Name

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2018, by Jane Mann who is personally known to me or has produced \_\_\_\_\_ as identification.



Rebecca Goforth Chauncy  
\_\_\_\_\_  
Notary Public

EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department  
 Asset Management  
 Schedule of Values

Project Name:  
 Contractor:  
 Developer:

Maultrie Woods  
 Marcum Enterprises, LLC  
 Avall Group

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
Directional Drill 4" SDR11	LF	80	\$ 150 -00	\$ 12000 -00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
Clow Swing CK Valve	Ea	1	\$ 1250 -00	\$ 1250 -00
4" MJ 90°	Ea	4	\$ 200 -00	\$ 800 -00
4" SDR11 Adaptor	Ea	2	\$ 150 -00	\$ 300 -00
4" x 2" FIG	Ea	1	\$ 300 -00	\$ 300 -00
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 14050 -00</b>

EXHIBIT "B" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: January 22, 2018

Project Title: Moultrie Woods Phase 2  
St. Johns County, Florida

FROM: Mann Utilities, Inc.  
10752 SE 45 Avenue  
Belleveiw, Florida 34420  
License# CUC1225130

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.

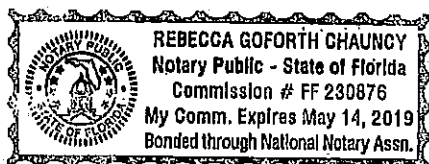
Contractor:

Greg Mann  
Contractor's Signature

Gregory S. Mann  
Print Contractor's Name

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, 2018 by Greg Mann who is personally known to me or has produced N/A as identification.



Rebecca Goforth Chauncy  
Notary Public

EXHIBIT "C" TO RESOLUTION



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

**Moultrie Woods Phase II**

Eli Rozier Jr. The Avial Group LLC. 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:

Moultrie Woods Phase II

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 9<sup>th</sup> of MAY, 2017

WITNESS:

[Signature]  
Witness Signature  
Lance Wiggains  
Print Witness Name

OWNER:

[Signature]  
Owner's Signature  
Eli M. Rozier Jr.  
Print Owner's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2017, by Eli Morris Rozier Jr who is personally known to me or has produced FL DL as identification.

Lance Wiggains  
Notary Public  
State of Florida

[Signature]  
Notary Public



My Commission Expires 04/09/19  
Commission No. FF 218799

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department  
 Asset Management  
 Schedule of Values

Project Name:  
 Contractor:  
 Developer:

Moultrie Woods  
Marcum Enterprises, LLC  
Avon Group

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
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<b>Total Sewer System Cost</b>				<b>\$ 14050 -00</b>



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

Utility Department

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INTEROFFICE MEMORANDUM

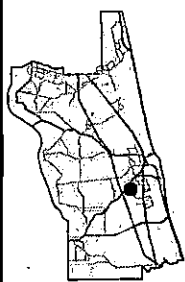
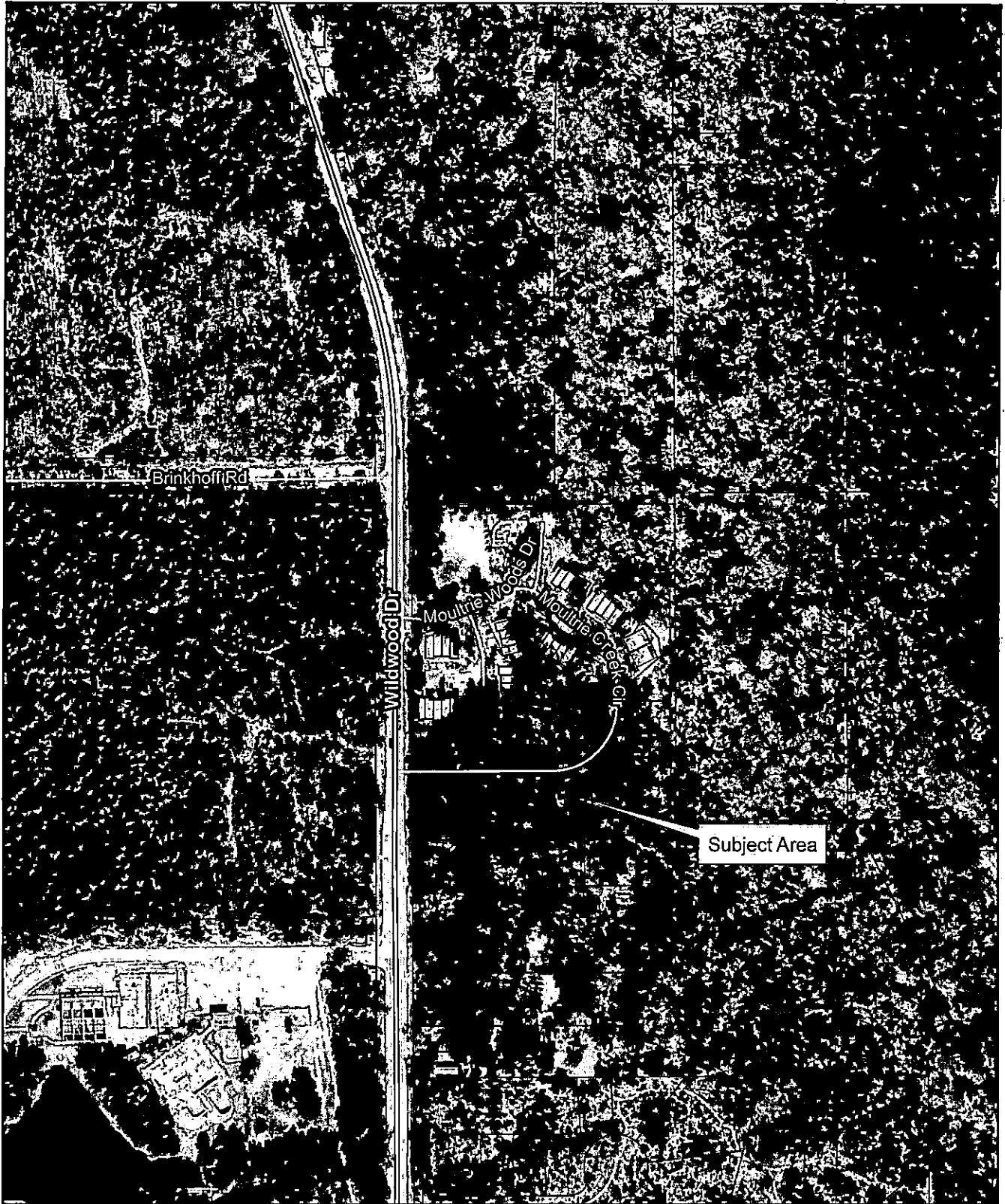
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Moultrie Woods II  
DATE: March 29, 2018

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 Moultrie Woods II.

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      150      300  
 Feet  
 May 7, 2018

Bill of Sale, Warranty,  
Final Release of Lien

*Moultrie Woods II*

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.

