

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 AND SEWER LINES SERVING MAKARIOS COMMERCIAL LOCATED OFF US 1.

RECITALS

WHEREAS, Jax Utilities Management, 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 Makarios Commercial located off US 1; and

WHEREAS, Landon Homes, 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 and sewer lines serving Makarios Commercial located off US 1; 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 "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 19 day of June, 2018.

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

By: 
Henry Dean, Chair

RENDITION DATE 6/22/18

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk





FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

MAKARIOS COMMERCIAL

The undersigned lienor, in consideration of the sum \$ 3,700.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through February 22, 2018 to Landon Homes, LLC to the following described property:

See Exhibit "A" Schedule of Values for Makarios Commercial

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 22nd of February, 2018.

WITNESS:

Witness Signature

Jack Abstein

Print Witness Name

OWNER:

Lienor's Signature

THOMAS R. JOHNS

Print Lienor's Name

State of FLORIDA

County of DUVAL

The foregoing instrument was acknowledged before me this 22nd day of January, 2018, by THOMAS R. JOHNS who is personally known to me.

Kassandra D. Rehg
Notary Public





EXHIBIT "A" TO FINAL RELEASE OF LIEN
St. Johns County Utility Department
 Asset Management
 Schedule of Values
 "EXHIBIT A"

Project Name: MAKARIOS COMMERCIAL
 Contractor: JAX UTILITY MANAGEMENT, INC.
 Developer: Landon Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
Double Water Services	Ea		\$ -	\$ -
	Ea	3	\$ 1,040.00	\$ 3,120.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 3,120.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 "EXHIBIT A"

Project Name: MAKARIOS COMMERCIAL
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: LANDON HOMES, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR 11	LF	0	\$ -	\$ -
4" DR 25	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" TAPPING VALVE	Ea	0	\$ -	\$ -
4" GATE VALVE	Ea	0	\$ -	\$ -
AIR RELEASE VALVE ASSEMBLY	Ea	1	\$ -	\$ -
4" PUMP OUT ASSEMBLY	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR 35	EA	1	\$ 580.00	\$ 580.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
			Total Sewer System Cost	\$ 580.00

EXHIBIT "B" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: February 22, 2018
Project Title: Makarios Commercial
St. Johns County, Florida

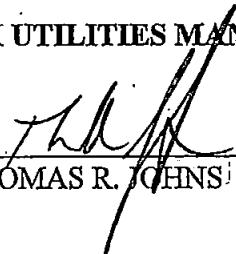
FROM: JAX UTILITIES MANAGEMENT, INC.
P.O. BOX 6898
JACKSONVILLE, FLORIDA 32236

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: JAX UTILITIES MANAGEMENT, INC.



THOMAS R. JOHNS

State of FLORIDA
County of DUVAL

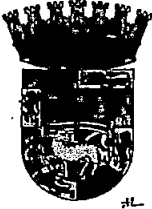
The foregoing instrument was acknowledged before me this 22nd day of February, 2018, by THOMAS R. JOHNS who is personally known to me.



Notary Public



EXHIBIT "C" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

MAKARIOS COMMERCIAL

Landon Homes, 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:

See Exhibit "A" Schedule of Values for Makarios Commercial

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 1st of March, 2018.

WITNESS:

[Signature]
Witness Signature

KENNY HARRIS
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Andrew Norgart
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 28 day of February, 2018, by Andrew Norgart who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 "EXHIBIT A"

Project Name: MAKARIOS COMMERCIAL
 Contractor: JAX UTILITY MANAGEMENT, INC.
 Developer: Landon Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Double Water Services	Ea		\$ -	\$ -
	Ea	3	\$ 1,040.00	\$ 3,120.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 3,120.00

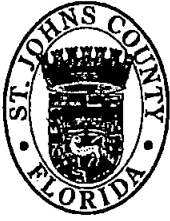


St. Johns County Utility Department
Asset Management
Schedule of Values
"EXHIBIT A"

Project Name: MAKARIOS COMMERCIAL
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: LANDON HOMES, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR 11	LF	0	\$ -	\$ -
4" DR 25	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" TAPPING VALVE	Ea	0	\$ -	\$ -
4" GATE VALVE	Ea	0	\$ -	\$ -
AIR RELEASE VALVE ASSEMBLY	Ea	1	\$ -	\$ -
4" PUMP OUT ASSEMBLY	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR 35	EA	1	\$ 580.00	\$ 580.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Total Sewer System Cost				\$ 580.00

EXHIBIT "D" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

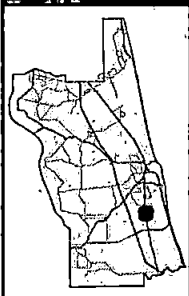
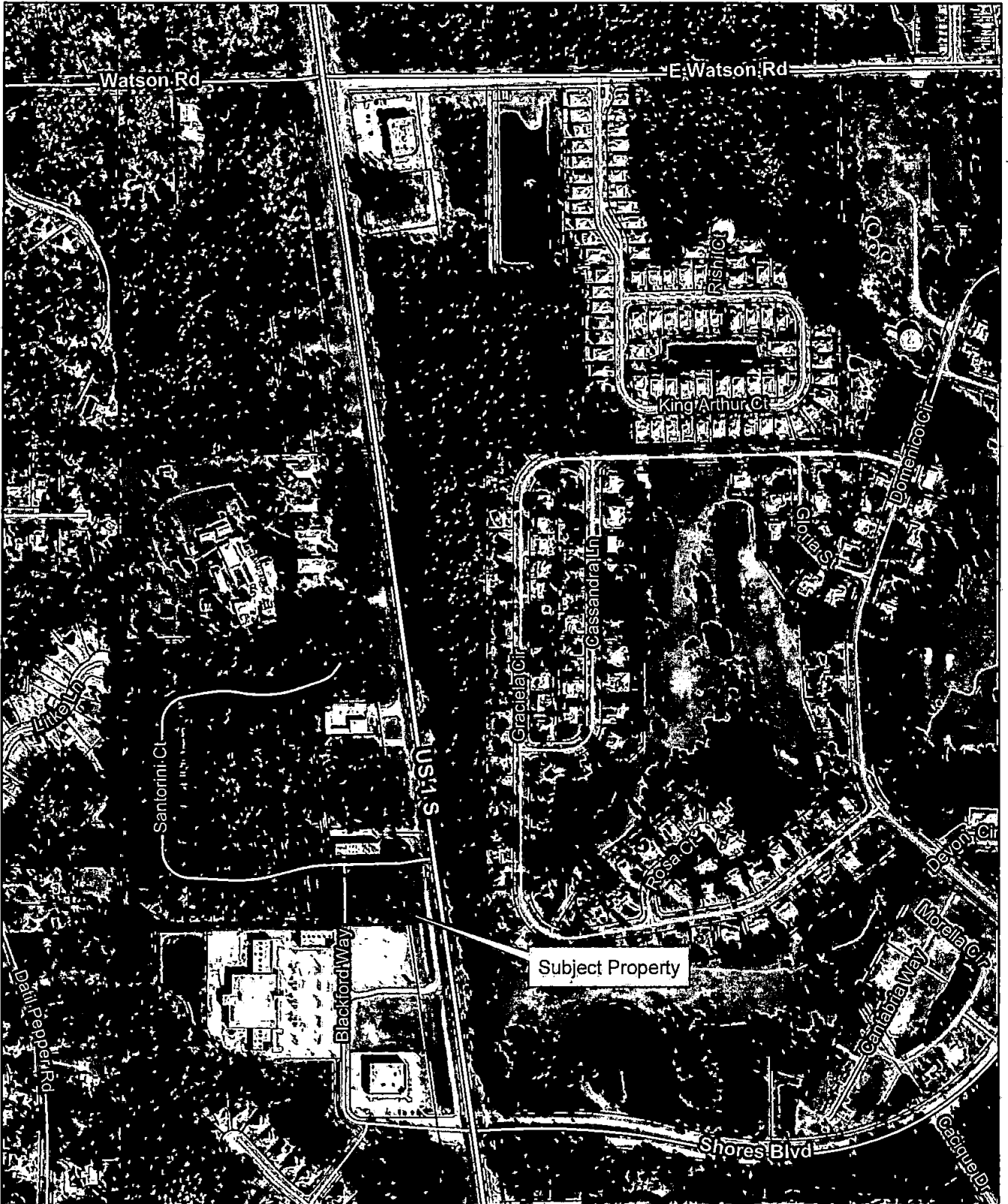
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Makarios Commercial
DATE: April 13, 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 Makarios Commercial.

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 8, 2018

**Bill of Sale, Warranty,
 Final Release of Lien**

Makarios Commercial

**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.

