

RESOLUTION NO. 2018- 260

**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 WATER AND SEWER LINES SERVING SHELTON OFFICE WAREHOUSE (AKA SHELTON AUTO WINDOW TINT) LOCATED OFF US 1 SOUTH.**

**RECITALS**

**WHEREAS**, Grade One Site & Utility, 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 Shelton Office Warehouse (aka Shelton Auto Window Tint) located off US 1 South; and

**WHEREAS**, a property owner 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 Shelton Office Warehouse (aka Shelton Auto Window Tint) 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 "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.

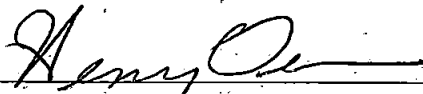
Section 2. The above described Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

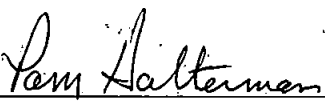
Section 4. The Clerk of Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21<sup>st</sup> day of August, 2018.

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

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By:   
Deputy Clerk

RENDITION DATE 8/24/18





**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$ 7,072.00 SEVEN THOUSAND SEVENTY TWO DOLLARS hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/29/18 to James H. Shelton to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR SHELTON OFFICE WAREHOUSE"

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 29 of March 2018

**WITNESS:**

[Signature]

Witness Signature

Maura Zubroski

Print Witness Name

**OWNER:**

[Signature]

Lienor's Signature

CHARLES PACE

Print Lienor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by Charles Pace who is personally known to me or has produced Florida DL as identification.

[Signature]  
Notary Public

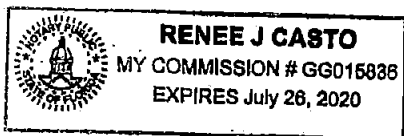




EXHIBIT "A" TO FINAL RELEASE OF LIEN  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Shelton Office Warehouse  
 Contractor: Grade One  
 Developer: Jim Shelton

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR-18	LF	4	\$ 24.00	\$ 96.00
2" Poly	LF	6	\$ 12.00	\$ 72.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Tapping Gate valve	Ea	1	\$ 910.00	\$ 910.00
2" Gate Valve	Ea	1	\$ 305.00	\$ 305.00
12 x 6 Tapping Sleeve SS	Ea	1	\$ 1,036.00	\$ 1,036.00
12 x 2 Tapping saddle	Ea	1	\$ 390.00	\$ 390.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 Waterous	Ea	1	\$ 2,823.00	\$ 2,823.00
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
1" service w/box	Ea	1	\$ 410.00	\$ 410.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 6,042.00</b>



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

Project Name: Shelton Office Warehouse  
 Contractor: Grade One  
 Developer: Jim Shelton

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" Poly	LF	15	\$ 12.00	\$ 180.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Gate Valve	Ea	1	\$ 390.00	\$ 390.00
8 x 2 tapping saddle	Ea	1	\$ 460.00	\$ 460.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	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>\$ 1,030.00</b>



**WARRANTY  
UTILITY IMPROVEMENTS**

Date: MARCH 29, 2018

Project Title: SHELTON WAREHOUSE  
St. Johns County, Florida

FROM: GRAD ONE SITE UTILITY, INC.  
P.O. BOX 8849  
FLEMING ISLAND, FL 32006

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

CHARLES PACE

Print Contractor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by Charles Pace Florida, FL as who is personally known to me or has produced identification.



Notary Public



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

Shelton OFFice warehouse

James H Shelton 237 Trade Wind Ln  
St Aug, 32080, (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  
Shelton OFFice warehouse

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 30 of March, 2018.

WITNESS:

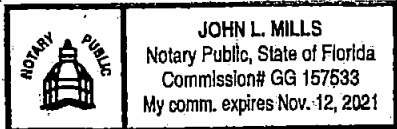
OWNER:

[Signature]  
Witness Signature  
Lillian Skidley  
Print Witness Name

[Signature]  
Owner's Signature  
James H. Shelton  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 30 day of March, 2018, by JAMES H. SHELTON who is personally known to me or has produced FLDL as identification.



[Signature]  
Notary Public



EXHIBIT "A" TO BILL OF SALE  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Shelton Office Warehouse  
 Contractor: Grade One  
 Developer: Jim Shelton

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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 6,042.00</b>



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

Project Name:	Shelton Office Warehouse
Contractor:	Grade One
Developer:	Jim Shelton

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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2" Poly	LF	15	\$ 12.00	\$ 180.00
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Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,030.00</b>

EXHIBIT "D" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

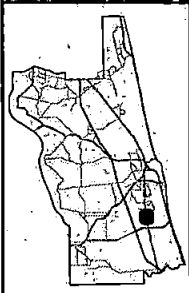
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Shelton Office Warehouse (aka Shelton Auto Window Tint)  
DATE: July 11, 2018

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 Office Warehouse (aka Shelton Auto Window Tint).

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  
 0 200 400  
 Feet  
 July 12, 2018

**Bill of Sale, Warranty,  
 Final Release of Lien**  
  
*Shelton Office Warehouse  
 (aka Shelton Auto Window Tint)*

**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.

