

RESOLUTION NO. 2018- 346

**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 SYSTEM TO SERVE FUSION BOWLING SERVICES, LLC LOCATED OFF PALM VALLEY ROAD.**

**RECITALS**

**WHEREAS**, Fusion Bowling Services, 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 "A" incorporated by reference and made a part hereof, conveying all personal property associated with the water system to serve Fusion Bowling located off Palm Valley Road; and

**WHEREAS**, Skinner Horizontal Utilities Service, Inc. has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Fusion Bowling, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; 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.

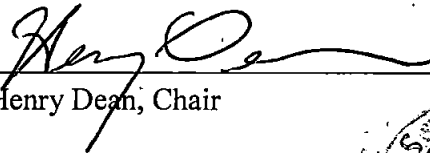
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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

PASSED AND ADOPTED this 16 day of October, 2018.

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

By:   
Henry Dean, Chair

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

  
Deputy Clerk

RENDITION DATE 10/18/18

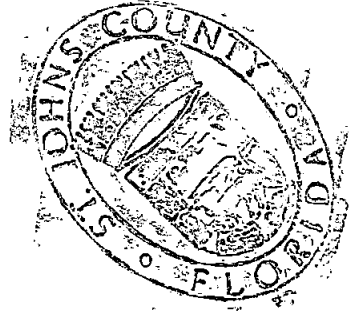


EXHIBIT "A" TO RESOLUTION



**BILL OF SALE  
UTILITY IMPROVEMENTS  
for**

**Fusion Bowling Services**

Fusion Bowling Services, (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 Fusion Bowling Services

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 18th of July, 2018.

**WITNESS:**

*Trulie Towne*  
Witness Signature

Trulie Towne  
Print Witness Name

**OWNER:**

*Ryan Claxton*  
Owner's Signature

Ryan Claxton  
Print Owner's Name

State of FLORIDA  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2018, by RYAN CLAXTON who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
Notary Public

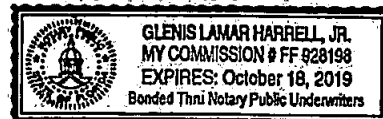


EXHIBIT "A" TO BILL OF SALE



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

Project Name: Fusion Bowling Services  
 Contractor: Skinner Horizontal Utilities Services, Inc.  
 Developer: The Parc Group

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
7" Poly Line	1 L/S	1	\$ 1,500.00	\$ 1,500.00
8" x 2" Wet Main TSP	LF		\$ -	\$ -
Set 2" Meter Box	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Tap Saddle Tap Valves	1 Ea	1	\$ 1,752.00	\$ 1,752.00
Tracer Wire, Curb Step	Ea		\$ -	\$ -
Meter Box	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 3,252.00</b>

EXHIBIT "B" TO RESOLUTION



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS  
For Fusion Bowling Services**

The undersigned lienor, in consideration of the sum \$3252.00, hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 7/13/2018 to Skinner Horizontal Utilities Services, Inc. to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Fusion Bowling Services

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 18th of July, 2018

WITNESS:

[Signature]  
Witness Signature

GUENIS L. HARRIS, JR.  
Print Witness Name

OWNER:

[Signature]  
Lienor's Signature

Sam Skinner Samuel Skinner  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18 day of July, 2018, by Sam Skinner who is personally known to me or has produced as identification.

[Signature]  
Notary Public



TRULIE TOWNE  
MY COMMISSION # FF 176001  
EXPIRES: January 23, 2019  
Bonded Thru Budget Notary Services



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

Project Name:	Fusion Bowling Services
Contractor:	Skinner Horizontal Utilities Services, Inc.
Developer:	The Parc Group

UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>			
7" Poly Line	1 L/S	\$ 1,500.00	\$ 1,500.00
8 "x 2" Wet Main TSP	LF	-	-
Set 2" Meter Box	LF	-	-
	LF	-	-
	LF	-	-
<b>Water Valves (Size and Type)</b>			
	Ea	-	-
	Ea	-	-
	Ea	-	-
	Ea	-	-
	Ea	-	-
<b>Hydrants Assembly (Size and Type)</b>			
	Ea	-	-
		-	-
		-	-
<b>Sevices (Size and Type)</b>			
Tap Saddle Tap Valves	1 Ea	\$ 1,752.00	\$ 1,752.00
Tracer Wire, Curb Step	Ea	-	-
Meter Box	Ea	-	-
		-	-
<b>Total Water System Cost</b>			<b>\$ 3,252.00</b>

EXHIBIT "C" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 7/18/18

Project Title: Fusion Bowling Services  
St. Johns County, Florida

FROM: Skinner Horizontal Utilities Services, Inc.  
P.O. Box 209  
Bryceville, FL 32009

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:

Samuel Skinner  
Contractor's Signature

Sam Skinner  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18 day of July, 2018, by Sam Skinner who is personally known to me or has produced \_\_\_\_\_ as identification.

Trulie Towne  
Notary Public



TRULIE TOWNE  
MY COMMISSION # FF-176001  
EXPIRES: January 23, 2019  
Bonded Thru Budget Notary Services

EXHIBIT "D" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

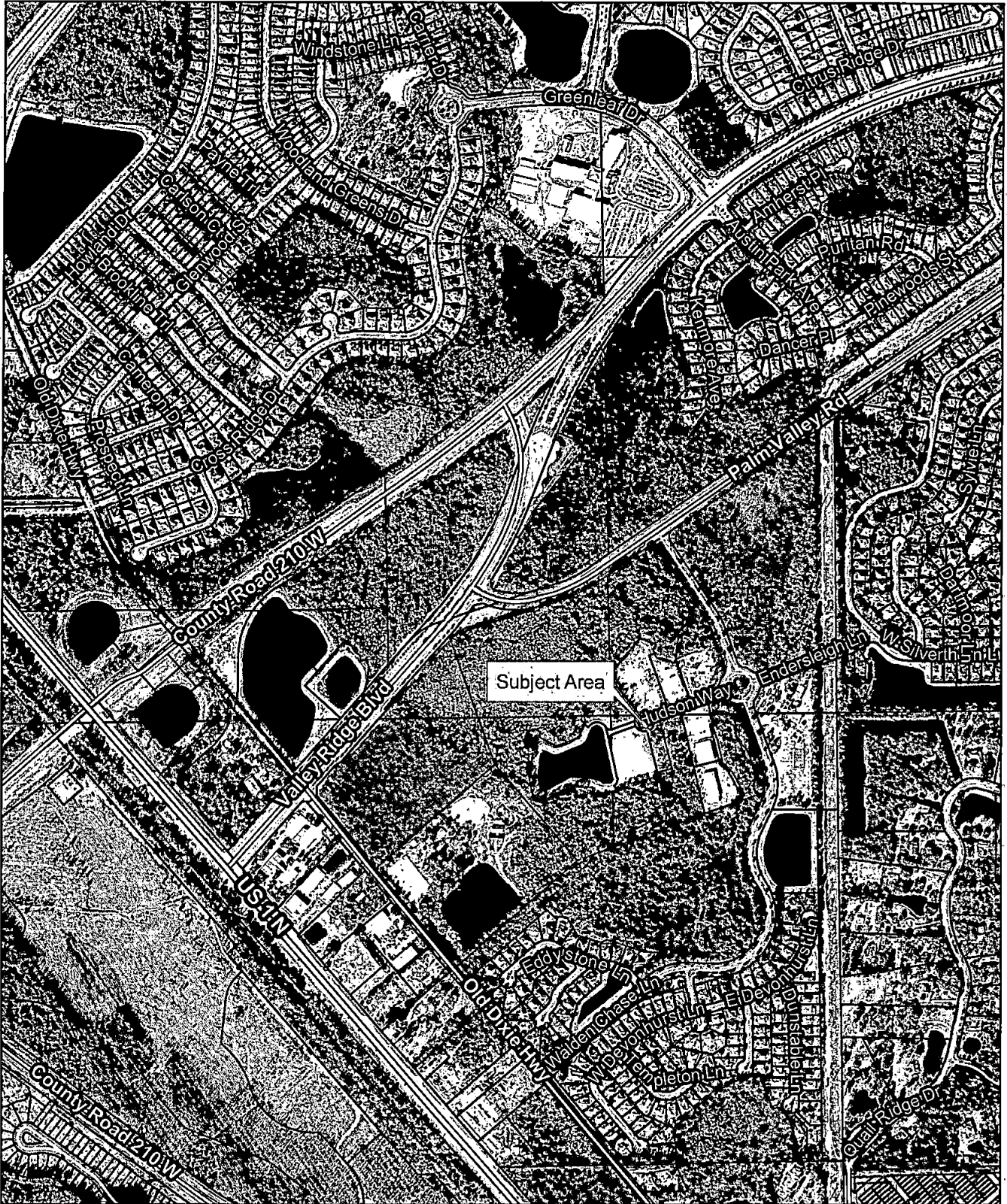
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Fusion Bowling  
DATE: August 9, 2018

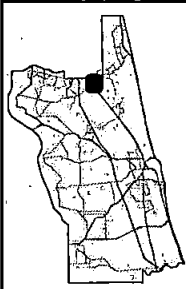
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty and to the Board of County Commissioners (BCC) for final approval and acceptance of Fusion Bowling.


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.



Subject Area



  
 2016 Aerial Imagery  
 0 400 800  
 Feet  
 September 13, 2018

Bill of Sale, Final Release  
 of Lien, and Warranty  
  
*Fusion Bowling Services*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782  
  
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.

