

RESOLUTION NO. 2018- 44

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 TO SERVE TREATY OAKS PHASE 1 UNITS 3 AND 4 LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, A.J. Johns, 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 Treaty Oaks Phase 1 Units 3 and 4 located off State Road 207; and

WHEREAS, Double Eagle Development, 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 "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines to serve Treaty Oaks Phase 1 Units 3 and 4 located off State Road 207; 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 20 day of February, 2018.

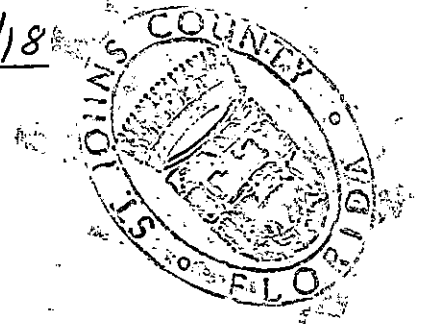
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 2/21/18



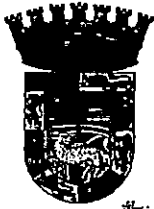


EXHIBIT A TO RESOLUTION

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$187,277.24 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 13, 2017 to Double Eagle Development to the following described property:

All right of ways and easements of Treaty Oaks Phase 1 Unit 3 & 4 according to the plat thereof recorded in the Official Records of St. Johns County Map Book 83 Pages 1-9 and all underground utility improvements in said right of ways and easements as provided in the Schedule of Values attached hereto as Exhibit A.

SEE EXHIBIT A SCHEDULE OF VALUES FOR TREATY OAKS PHASE 1 UNITS 3 & 4

This Final Lien Release does not cover any retention or labor, services, or materials furnished after the date specified. It is the express intent of the parties that this document shall have no legal affect on Lienor's lien rights in the individual lots established in Treaty Oaks Phase 1 ~~Unit 2~~* according to the plat thereof recorded in the Official Records of St. Johns County Map Book 83 Pages 1-9.

*Units 3 & 4

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 12th of Oct, 2017.

WITNESS:

Witness Signature

HOWARD ROSE

Print Witness Name

OWNER:

Lienor's Signature

Charles B. Laughlin

Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 12th day of October 2015, by CHARLES B. LAUGHLIN 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

Notary Public

EXHIBIT A TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: TREATY OAKS PH 1 UNITS 3 & 4
 Contractor: A. J. JOHNS, INC.
 Developer: DOUBLE EAGLE DEVELOPMENT, INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" PVC DR-18 WATER MAIN	LF	1214	\$ 22.42	\$ 27,217.88
8" PVC HDPE DR 11	LF	40	\$ 37.87	\$ 1,514.80
6" PVC DR-18 WATER MAIN	LF	422	\$ 13.85	\$ 5,844.70
4" PVC DR-18 WATER MAIN	LF	1263	\$ 8.22	\$ 10,381.86
2" POLY SDR 9	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" GATE VALVE	EA	1	\$ 3,966.57	\$ 3,966.57
6" GATE VALVE	EA	1	\$ 1,421.76	\$ 1,421.76
4" GATE VALVE	EA	2	\$ 928.86	\$ 1,857.72
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	3	\$ 4,155.05	\$ 12,465.15
2" FLUSHING HYDRANT	EA	3	\$ 863.19	\$ 2,589.57
			\$ -	\$ -
Services (Size and Type)				
1" LONG DOUBLE SERVICES	EA	15	\$ 802.10	\$ 12,031.50
1" SHORT DOUBLE SERVICES	EA	20	\$ 775.32	\$ 15,506.40
1" SHORT SINGLE SERVICES	EA	2	\$ 585.64	\$ 1,171.28
1" LONG SINGLE SERVICES	EA	1	\$ 688.22	\$ 688.22
TOTAL WATER SYSTEM COST				\$ 96,657.41

EXHIBIT B TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: October 13, 2017

Project Title: Treaty Oaks PH 1 Unit 3 & 4
St. Johns County, Florida

FROM: A. J. Johns, Inc.
3225 Anniston Road
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:

John Kirkland
Contractor's Signature

John Kirkland
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 12th day of OCTOBER, 2017, 2007, 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

Dawn R. Snyder
Notary Public

EXHIBIT C TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Treaty Oaks Phase 1, Unit 3&4

Double Eagle Development, LLC, 9250 Baymeadows Road, Suite 120, Jacksonville, FL 32256, (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 Treaty Oaks Phase 1, Unit 3&4.

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 21 of Sept, 2017.

WITNESS:

[Signature]

Witness Signature

TUDU IN WITNE

Print Witness Name

OWNER:

[Signature]

Owner's Signature

VICTOR NARASAS

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 21st day of September 2017, by VICTOR NARASAS 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: TREATY OAKS PH 1 UNITS 3 & 4
 Contractor: A. J. JOHNS, INC.
 Developer: DOUBLE EAGLE DEVELOPMENT, INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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EXHIBIT D TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

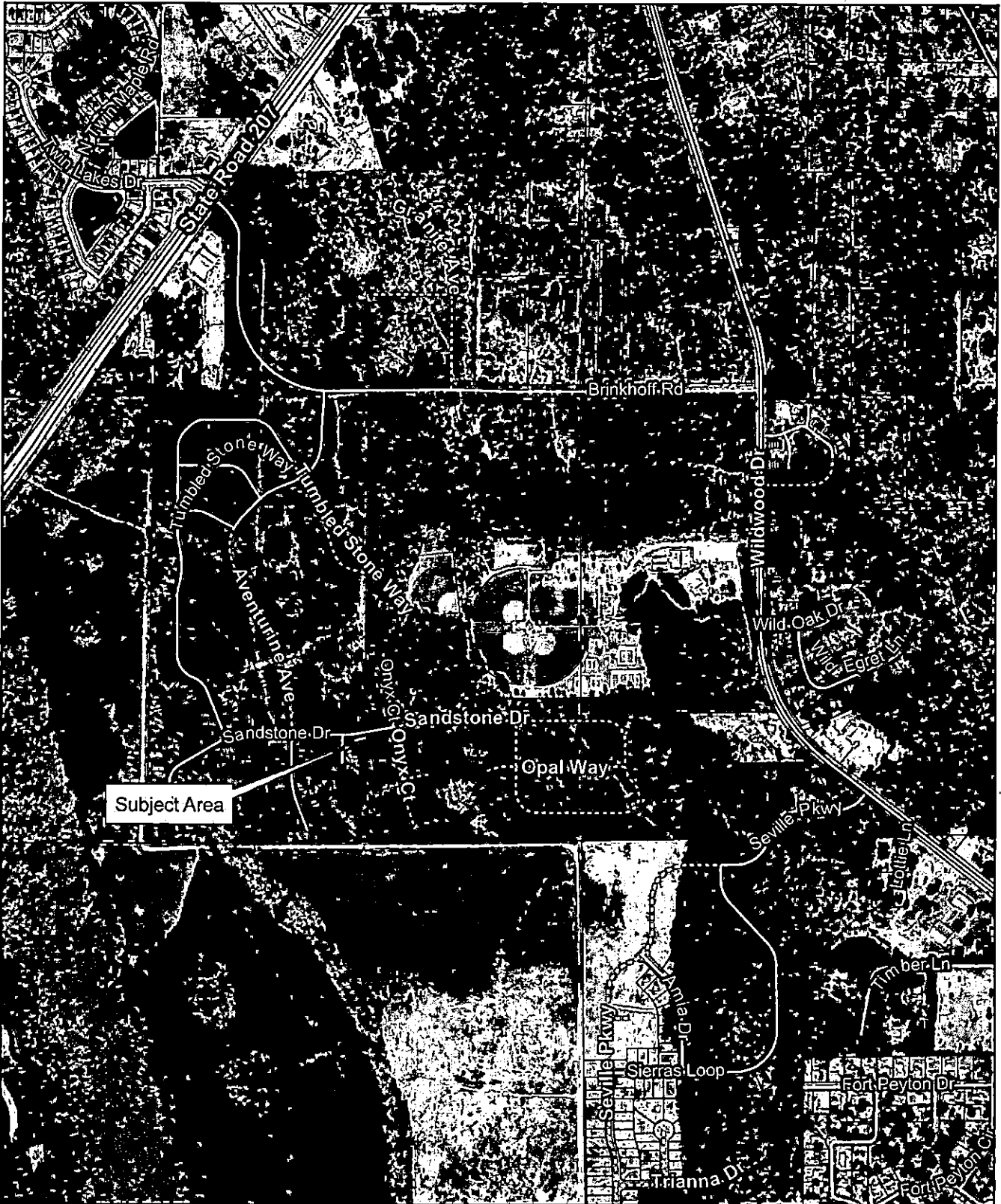
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Treaty Oaks Ph 1, Units 3 & 4
DATE: December 5, 2017

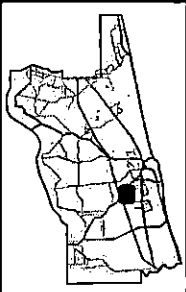
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty Letter to the Board of County Commissioners (BCC) for final approval and acceptance of Treaty Oaks Ph1, Units 3 & 4.


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




 2013 Aerial Imagery
 0 250 500
 Feet
 January 12, 2018

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

Treaty Oaks Phase 1 Units 3 and 4

**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.

