

RESOLUTION NO. 2019-356

**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 SYSTEMS TO SERVE TREATY OAKS PHASE 2 UNIT 1 LOCATED OFF STATE ROAD 207.**

**RECITALS**

**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 "A" incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Treaty Oaks Phase 2 Unit 1 located off State Road 207; and

**WHEREAS**, A. J. Johns, Inc., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Treaty Oaks Phase 2 Unit 1 located off State Road 207, 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 15<sup>th</sup> day of October, 2019.

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

By: Paul M. Waldron  
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

RENDITION DATE 10/17/19



Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**Treaty Oaks Phase 2, Unit 1**

Double Eagle Development, LLC, 9250 Baymeadows Road, Suite 350, 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 2, Unit 1

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 2 of April 2019

**WITNESS:**

Josiah Collier  
Witness Signature

TODD K. WHITE  
Print Witness Name

**OWNER:**

Victor Narusas  
Owner's Signature

VICTOR NARUSAS  
Print Owner's Name

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 2 day of April, 2019, by Victor Narusas who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

LAURA K. STONACEK  
Notary Public, State of Florida  
My Comm. Expires 3/5/22  
Commission No. GG192279





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

Project Name:	Treaty Oaks PH 2 Unit 1
Contractor:	A. J. Johns, Inc.
Developer:	Double Eagle Development, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" PVC DR-18 WATER MAIN	LF		\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	3245	\$ 16.53	\$ 53,639.85
6" PVC DR-18 WATER MAIN	LF	720	\$ 15.05	\$ 10,836.00
4" PVC DR-18 WATER MAIN	LF	213	\$ 8.79	\$ 1,872.27
2" POLY SDR 9	LF		\$ -	\$ -
10" HDPE DR 11	LF		\$ -	\$ -
4" HDPE DR 11	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" GATE VALVE	EA	6	\$ 2,174.99	\$ 13,049.94
6" GATE VALVE	EA	3	\$ 1,233.66	\$ 3,700.98
4" GATE VALVE	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" FIRE HYDRANT	EA	5	\$ 4,164.64	\$ 20,823.20
2" FLUSHING HYDRANT	EA	1	\$ 1,006.97	\$ 1,006.97
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1.5" LONG DOUBLE SERVICES	EA	21	\$ 809.29	\$ 16,995.07
1.5" SHORT DOUBLE SERVICES	EA	30	\$ 733.93	\$ 22,017.96
1" SHORT SINGLE SERVICES	EA	7	\$ 587.55	\$ 4,112.85
			\$ -	\$ -
<b>TOTAL WATER SYSTEM COST</b>				<b>\$ 148,055.09</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$345,024.05 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 31, 2019 to Double Eagle Development, to the following described property:

All right of ways and easements of Treaty Oaks Phase 2 Unit 1 according to the plat thereof recorded in the Official Records of St. Johns County Map Book 93 Pages 69-74 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 2 UNIT 1

The 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 effect on Lienor's lien rights in the individual lots established in Treaty Oaks Phase 2 Unit 1 according to the plat thereof recorded in the Official Records of St. Johns County Map Book 93 Pages 69-74

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 11<sup>th</sup> of April, 2019

WITNESS:

Wanda Davis  
Witness Signature

Wanda Davis  
Print Witness Name

State of: Florida  
County of Duval

~~OWNER:~~ Contractor

Charles B. Laughlin  
Lienor's Signature

Charles B. Laughlin  
Print Lienor's Name

Vice President AJ Johns, Inc

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April 2, 2019, by Charles B. Laughlin who is personally known to me or has produced \_\_\_\_\_ as identification.

Janet S. Lewis  
Notary Public  
JANET S. LEWIS  
Commission # GG 299913  
Expires April 3, 2023  
Bonded Thru Troy Fain Insurance 000-385-7019

Exhibit "A" to Final Release of Lien



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

Project Name: Treaty Oaks PH 2 Unit 1  
 Contractor: A. J. JOHNS, INC.  
 Developer: Double Eagle Development, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
N/A	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
N/A	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC SDR-26	LF	3554	\$ 19.27	\$ 68,485.58
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" PVC SDR-35	EA LF	4240	\$ 12.23	\$ 51,855.20
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
TYPE A	EA	17	\$ 4,507.54	\$ 76,628.18
TYPE B	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
N/A	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
<b>TOTAL SEWER SYSTEM COST</b>			<b>\$</b>	<b>196,968.96</b>



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

Project Name: Treaty Oaks PH 2 Unit 1  
 Contractor: A. J. Johns, Inc.  
 Developer: Double Eagle Development, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" PVC DR-18 WATER MAIN	LF		\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	3245	\$ 16.53	\$ 53,639.85
6" PVC DR-18 WATER MAIN	LF	720	\$ 15.05	\$ 10,836.00
4" PVC DR-18 WATER MAIN	LF	213	\$ 8.79	\$ 1,872.27
2" POLY SDR 9	LF		\$ -	\$ -
10" HDPE DR 11	LF		\$ -	\$ -
4" HDPE DR 11	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" GATE VALVE	EA	6	\$ 2,174.99	\$ 13,049.94
6" GATE VALVE	EA	3	\$ 1,233.66	\$ 3,700.98
4" GATE VALVE	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" FIRE HYDRANT	EA	5	\$ 4,164.64	\$ 20,823.20
2" FLUSHING HYDRANT	EA	1	\$ 1,006.97	\$ 1,006.97
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1.5" LONG DOUBLE SERVICES	EA	21	\$ 809.29	\$ 16,995.07
1.5" SHORT DOUBLE SERVICES	EA	30	\$ 733.93	\$ 22,017.96
1" SHORT SINGLE SERVICES	EA	7	\$ 587.55	\$ 4,112.85
			\$ -	\$ -
<b>TOTAL WATER SYSTEM COST</b>				<b>\$ 148,055.09</b>

Exhibit "C" to Resolution



WARRANTY  
UTILITY IMPROVEMENTS

Date: 1/14/2019

Project Title: Treaty Oaks PH 2 Unit 1  
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 9th day of January, 2019, by John Kirkland 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



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

Utility Department

---

INTEROFFICE MEMORANDUM

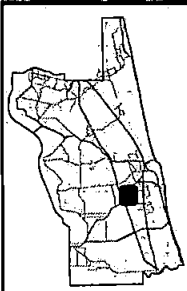
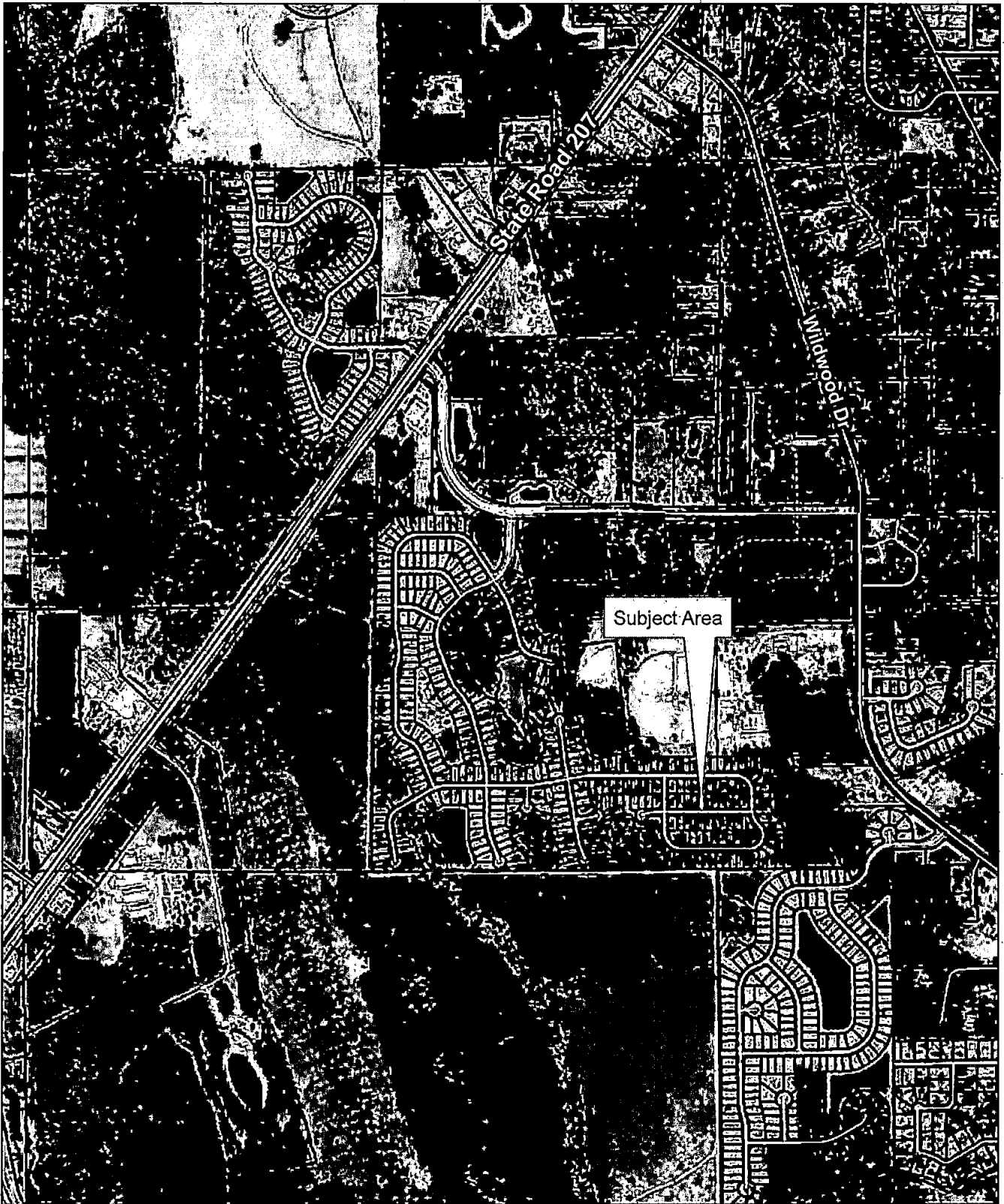
---

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Treaty Oaks Phase 2 Unit 1  
DATE: May 21, 2019

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 Treaty Oaks Phase 2 Unit 1.

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.



2016 Aerial Imagery  
 0 237.5 475 950  
 Feet  
 Date: 7/31/2019

*Bill of Sale, Schedule  
 of Values, Final  
 Release of Lien,  
 and Warranty*

*Treaty Oaks  
 Phase 2 Unit 1*

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 hereon.

