

RESOLUTION NO. 2019- 363

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 WARDS CREEK LOCATED OFF STATE ROAD 16A.

RECITALS

WHEREAS, RKS of Florida, 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 Wards Creek located off State Road 16A; and

WHEREAS, A.J. Johns, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Wards Creek located off State Road 16A, 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 15th 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

Sam Halterman
Deputy Clerk

RENDITION DATE 10/17/19





BILL OF SALE
UTILITY IMPROVEMENTS
for
Wards Creek

RKS of Florida, LLC whose address is 161 Hampton Point Drive Suite 1 St. Augustine Fl 32092 (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:

All right of ways and easements of Wards Creek according to the plat thereof recorded in the Official Records of St. Johns County Map Book 97 Pages 13-22 and all underground utility improvements in said right of ways and easements as provided in the Schedule of Values attached hereto as Exhibit A.

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 8th of JULY, 2019

WITNESS:

OWNER:

Jeanne Shultz
Witness Signature

Samuel Crozier
Owner's Signature

JEANNE SHULTZ
Print Witness Name

SAMUEL CROZIER
Print Owner's Name

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 8th day of JULY, 2019, 2007, by SAMUEL CROZIER who is personally known to me or has produced _____ as identification.



Jeanne Shultz
Notary Public JEANNE SHULTZ



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Wards Creek
Contractor:	A. J. Johns Inc.
Developer:	RKS of Florida, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" PVC DR-18 WATER MAIN	LF	0	\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	4264	\$ 22.34	\$ 95,239.74
6" PVC DR-18 WATER MAIN	LF	0	\$ -	\$ -
4" PVC DR-18 WATER MAIN	LF	0	\$ -	\$ -
2" POLY SDR 9	LF	0	\$ -	\$ -
10" HDPE DR 11	LF	155	\$ 122.07	\$ 18,921.35
4" HDPE DR 11	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	EA	10	\$ 2,724.35	\$ 27,243.48
6" GATE VALVE	EA	0	\$ -	\$ -
4" GATE VALVE	EA	0	\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	6	\$ 4,986.92	\$ 29,921.52
2" FLUSHING HYDRANT	EA	0	\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	9	\$ 669.02	\$ 6,021.19
1" SHORT SINGLE SERVICES	EA	43	\$ 494.96	\$ 21,283.48
1" LONG SINGLE SERVICES	EA	9	\$ 494.96	\$ 4,454.68
			\$ -	\$ -
TOTAL WATER SYSTEM COST				\$ 203,085.44



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Wards Creek
 Contractor: A. J. JOHNS, INC.
 Developer: RKS of Florida, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
NA	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
NA	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	3561	\$ 26.28	\$ 93,588.57
	LF			\$ -
	LF			\$ -
	LF			\$ -
Laterals (Size and Type)				
6" PVC SDR-35	EA	68	\$ 858.32	\$ 58,365.90
	EA			\$ -
	EA			\$ -
	EA			\$ -
Manholes (Size and Type)				
TYPE A	EA	19	\$ 5,149.90	\$ 97,848.19
TYPE B	EA	1	\$ 8,214.09	\$ 8,214.09
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
NA	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST				\$ 258,016.74

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum of Four Hundred Sixty One Thousand One Hundred Two and 18/100's Dollars \$461,102.18 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through August 15th, 2019 to RKS of Florida, LLC to the following described property:

All right of ways and easements of Wards Creek according to the plat thereof recorded in the Official Records of St. Johns County Map Book 97 Pages 13-22 and all underground utility improvements in said right of ways and easements as provided in the Schedule of Values attached hereto as Exhibit A.

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 15th of August 2019.

WITNESS:

[Signature]
Witness Signature

Chad Cockrell
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Charles B. Laughlin, Vice President
Print Lienor's Name

State of FLORIDA
County of Duval

The foregoing instrument was acknowledged before me this 15th day of August, 2019, 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. 6634315

[Signature]
Notary Public

Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values



Project Name:	Wards Creek
Contractor:	A. J. Johns Inc.
Developer:	RKS of Florida, LLC

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
10" PVC DR-18 WATER MAIN	LF	0	\$ -
8" PVC DR-18 WATER MAIN	LF	4264	\$ 22.34
6" PVC DR-18 WATER MAIN	LF	0	\$ -
4" PVC DR-18 WATER MAIN	LF	0	\$ -
2" POLY SDR 9	LF	0	\$ -
10" HDPE DR 11	LF	155	\$ 122.07
4" HDPE DR 11	LF	0	\$ -
	LF		\$ -
	LF		\$ -
Water Valves (Size and Type)			
8" GATE VALVE	EA	10	\$ 2,724.35
6" GATE VALVE	EA	0	\$ -
4" GATE VALVE	EA	0	\$ -
	EA		\$ -
	EA		\$ -
Hydrants Assembly (Size and Type)			
6" FIRE HYDRANT	EA	6	\$ 4,986.92
2" FLUSHING HYDRANT	EA	0	\$ -
			\$ -
Sevices (Size and Type)			
1" LONG DOUBLE SERVICES	EA	9	\$ 669.02
1" SHORT SINGLE SERVICES	EA	43	\$ 494.96
1" LONG SINGLE SERVICES	EA	9	\$ 494.96
			\$ -
TOTAL WATER SYSTEM COST			\$ 203,085.44



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Wards Creek
 Contractor: A. J. JOHNS, INC.
 Developer: RKS of Florida, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
NA	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
NA	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
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	LF		\$ -	\$ -
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Laterals (Size and Type)				
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
TYPE A	EA	19	\$ 5,149.90	\$ 97,848.19
TYPE B	EA	1	\$ 8,214.09	\$ 8,214.09
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
NA	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST			\$	258,016.74



WARRANTY
UTILITY IMPROVEMENTS

Date: 07/22/19

Project Title:
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:

Contractor's Signature

Chad Cockrell

Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22 day of July, 2019, by Chad Cockrell who is personally known to me or has produced _____ as identification.

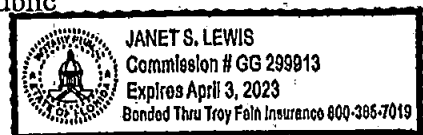
Notary Public

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: Wards Creek
DATE: August 20, 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 Wards Creek.

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

0 190 380 760
Feet

Date: 9/20/2019

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

Wards Creek

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.

