

RESOLUTION NO. 2019- 377

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 MARSH DUNES II LOCATED OFF PONTE VEDRA BOULEVARD.

RECITALS

WHEREAS, JNM PV BLVD, 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 Marsh Dunes II located off Ponte Vedra Boulevard; and

WHEREAS, Jax Utilities Management, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Marsh Dunes II, 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 5th day of November, 2019.

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

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

ATTEST: Hunter S. Conrad, Clerk

Pam Hatterman
Deputy Clerk

RENDITION DATE 11/6/19

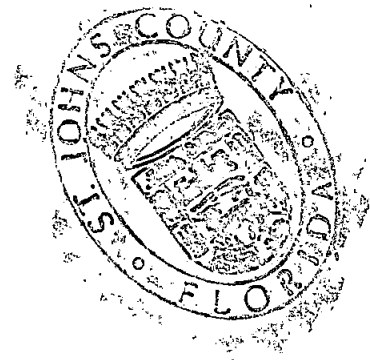
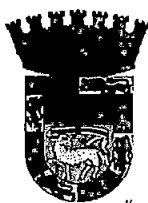


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
MARSH DUNES II

JNM PV BLVD, LLC, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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 MARSH DUNES II

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 19th day of July, 2019.

WITNESS:

OWNER:

JNM PV BLVD, LLC,
By NEIGHBORHOOD REALTY, INC.

[Signature]
Witness Signature

[Signature]
James N McGarvey, Its President

Dinah Robertson
Print Witness Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 19 day of July, 2019, by James N. McGarvey, Jr who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Patricia H. Gray

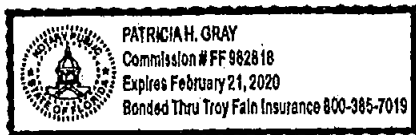




Exhibit "A" to Bill of Sale
St. Johns County Utility Department

Schedule of Values
"EXHIBIT A"

Project Name: MARSH DUNES II
Contractor: JAX UTILITIES MANAGEMENT, INC.
Developer: JNM PV BLVD, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 18	LF	640	\$ 38.00	\$ 24,320.00
	LF	0	\$ -	\$ -
6" DR 18	LF	0	\$ -	\$ -
4" DR 18	LF	0	\$ -	\$ -
2" DR 9	LF	0	\$ -	\$ -
Water Valves (Size and Type)				
10" TAPPING VALVE	Ea	2	\$ 3,110.00	\$ 6,220.00
10" INSERTAVALVE	Ea	2	\$ 10,000.00	\$ 20,000.00
6" GATE VALVE	Ea	1	\$ 1,000.00	\$ 1,000.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	1	\$ 3,800.00	\$ 3,800.00
FLUSH HYDRANT	Ea	2	\$ 1,500.00	\$ 3,000.00
				\$ -
Sevices (Size and Type)				
SINGLE 1" SERVICE	Ea	12	\$ 1,780.00	\$ 21,360.00
DOUBLE 1" SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 79,700.00



St. Johns County Utility Department
Asset Management
Schedule of Values
"EXHIBIT A"

Project Name: MARSH DUNES II
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: JNM PV BLVD, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 18	LF	907	\$ 30.00	\$ 27,210.00
4" DR 18	LF	980	\$ 20.00	\$ 19,600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8" TAPPING VALVE	Ea	2	\$ 4,700.00	\$ 9,400.00
4" TAPPING VALVE	Ea	2	\$ 3,700.00	\$ 7,400.00
AIR RELEASE VALVE ASSEMBLY	Ea	2	\$ 4,500.00	\$ 9,000.00
8" INSERTAVALVE	Ea	2	\$ 9,000.00	\$ 18,000.00
4" INSERTAVALVE	Ea	2	\$ 7,530.00	\$ 15,060.00
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
2" Low Pressure Services	EA	12	\$ 1,200.00	\$ 14,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Total Sewer System Cost				\$ 120,070.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

MARSH DUNES II

The undersigned lienor, in consideration of the sum \$ 199,770.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 16, 2019 to JNM PV BLVD, LLC to the following described property:

See Exhibit "A" Schedule of Values for Marsh Dunes II

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 22nd of February, 2018.

WITNESS:

Christina Abstein
Witness Signature

Christina Abstein
Print Witness Name

OWNER:

Thomas R. Johns
Lienor's Signature

THOMAS R. JOHNS
Print Lienor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by THOMAS R. JOHNS who is personally known to me.

Kassandra D. Rehg
Notary Public

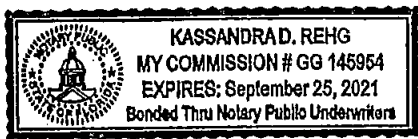




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department

Schedule of Values
"EXHIBIT A"

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 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: JNM PV BLVD, LLC

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10" INSERT VALVE	Ea	2	\$ 10,000.00	\$ 20,000.00
6" GATE VALVE	Ea	1	\$ 1,000.00	\$ 1,000.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	1	\$ 3,800.00	\$ 3,800.00
FLUSH HYDRANT	Ea	2	\$ 1,500.00	\$ 3,000.00
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Services (Size and Type)				
SINGLE 1" SERVICE	Ea	12	\$ 1,780.00	\$ 21,360.00
DOUBLE 1" SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 79,700.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 "EXHIBIT A"

Project Name: MARSH DUNES II
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: JNM PV BLVD, LLC

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	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8" TAPPING VALVE	Ea	2	\$ 4,700.00	\$ 9,400.00
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
2" Low Pressure Services	EA	12	\$ 1,200.00	\$ 14,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Total Sewer System Cost				\$ 120,070.00

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: March 27, 2019
Project Title: MARSH DUNES II
St. Johns County, Florida

FROM: JAX UTILITIES MANAGEMENT, INC.
P.O. BOX 6898
JACKSONVILLE, FLORIDA 32236

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.

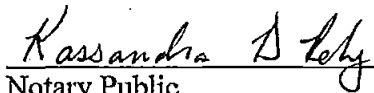
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor: JAX UTILITIES MANAGEMENT, INC.


THOMAS R. JOHNS

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 27th day of March, 2019, by THOMAS R. JOHNS who is personally known to me.


Notary Public

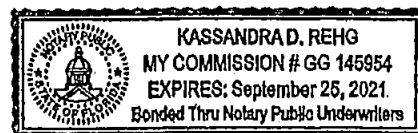


Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

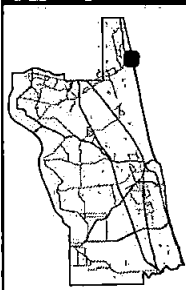
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Marsh Dunes II
DATE: September 10, 2019

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

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

0 135 270 540
Feet

Date: 9/26/2019

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

Marsh Dunes II

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.

