

RESOLUTION NO. 2020- 31

**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 SEWER SYSTEM TO SERVE 2582 OLEANDER ST. LOCATED OFF A1A SOUTH.**

**RECITALS**

**WHEREAS**, Kim Russo, property owner, 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 sewer system to serve 2582 Oleander St. located off A1A South; and

**WHEREAS**, East Coast Septic Services, LLC, a Florida limited liability company has executed and presented to the County a Final Release of Lien and a Warranty for work performed at 2582 Oleander St., 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.

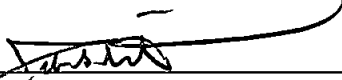
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 4 day of February, 2020.

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

By:   
Jeb S. Smith, Chair.

ATTEST: Brandon Patty, Clerk

  
Deputy Clerk

RENDITION DATE 2/6/20





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Russo Residential FM Extension- 2582 Oleander Street**

Kim Russo, 2582 Oleander Street, St. Augustine, FL 32080, (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 Russo Residential FM Extension , 2582 Oleander Street "

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 10 of Dec, 2019.

**WITNESS:**  
Arthur Russo  
Witness Signature  
Arthur Russo  
Print Witness Name

**OWNER:**  
Kim Russo  
Owner's Signature  
Kim Russo  
Print Owner's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019 by Kim M Russo who is personally known to me or has produced FL Driver's License identification.

Loquilla  
Notary Public

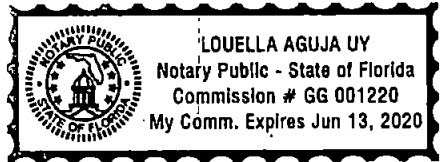


Exhibit "A" to Bill of Sale



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

Project Name: Russo Residential FM Extension (2582 Oleander St)- Non- DRC  
 Contractor: East Coast Septic  
 Developer: Russo

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE DR-9 Poly Pipe	LF	200	\$ 1.68	\$ 336.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" RS GV	Ea	3	\$ 238.00	\$ 714.00
4"x2" Tapping Saddle w/GV	Ea	0	\$ 67.00	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 1,050.00</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum of \$1,050.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 12/01/2019 to Mr. & Mrs. Russo. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Russo Residential FM Extension (2582 Oleander St)-Non DRC.

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 4 of Dec., 2019

**WITNESS:**

Emily Spence  
Witness Signature

Emily Spence  
Print Witness Name

**OWNER:**

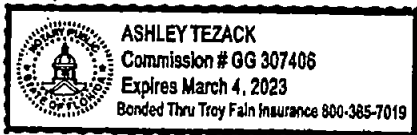
Curtis J. Robinson  
Lienor's Signature

Curtis J. Robinson  
Print Lienor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2019 by Curtis J. Robinson who is personally known to me or has produced [REDACTED] as identification.

[Signature]  
Notary Public





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

Project Name:	Russo Residential FM Extension (2582 Oleander St)- Non- DRC
Contractor:	East Coast Septic
Developer:	Russo

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
2" HDPE DR-9 Poly Pipe	LF	200	\$ 1.68	\$ 336.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" RS GV	Ea	3	\$ 238.00	\$ 714.00
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,050.00</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: December 1, 2019

Project Title: Russo Residentail FM Ext.  
(2582 Oleander St)- Non-DRC St. Johns  
County, Florida

FROM: East Coast Septic Services, LLC  
800 Porto Cristo Ave  
St. Augustine, FL 32092

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

Curtis J. Robinson

Print Contractor's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2019 by Curtis J. Robinson who is personally known to me or has produced  as identification.

 Notary Public

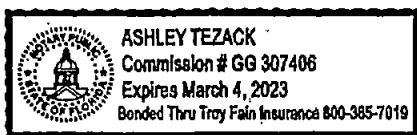


Exhibit "D" to Resolution



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

Utility Department

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INTEROFFICE MEMORANDUM

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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Russo Residential FM Ext (2582 Oleander St)  
DATE: December 31, 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 Russo Residential FM Ext. (2582 Oleander St).

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



2019 Aerial Imagery  
 0 65 130 260  
 Feet  
 Date: 1/3/2020

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

**2582 Oleander St.  
 Russo Residence**

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.

