

RESOLUTION NO. 2020- 421

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 SYSTEM TO SERVE SOUTHWIND PLANTATION PHASE 1 LOCATED OFF COUNTY ROAD 208.

RECITALS

WHEREAS, Southwind Plantation Corp., a Florida corporation, 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 system to serve Southwind Plantation Phase 1 located off County Road 208; and

WHEREAS, Pipeline Constructors, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Southwind Plantation Phase 1 located off County Road 208, 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 3 day of November, 2020.

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

By: _____

Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller

Pam Halterman

Deputy Clerk

RENDITION DATE 11/5/20





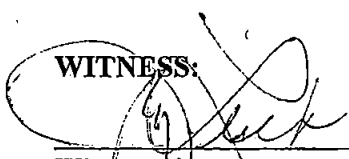
BILL OF SALE
UTILITY IMPROVEMENTS
for
SOUTHWIND
PLANTATION PHASE 1

Southwind Plantation Corp., (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 SOUTHWIND PLANTATION PHASE 1"

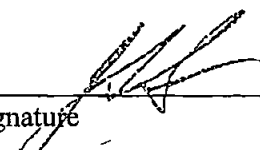
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 22 of July, 2020.

WITNESS:


Witness Signature
Shirley Green

Print Witness Name

OWNER:


Owner's Signature
John A. Semanik, President, Southwind Plantation Corp.

Print Owner's Name

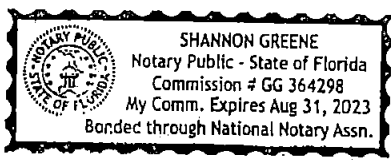
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of July, 2020, by John A Semanik as President for Southwind Plantation Corp.

Shannon Greene

Notary Public

My Commission Expires: 8/31/2023



Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Southwind Plantation Phase 1
 Contractor: Pipeline Constructors, Inc.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR 25	LF	582	\$ 42.16	\$ 24,537.12
6" DR 18	LF	20	\$ 14.93	\$ 298.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Air Release Valve	Ea	1	\$ 9,127.00	\$ 9,127.00
16" Gate Valve	Ea	1	\$ 6,489.00	\$ 6,489.00
6" Gate Valve	Ea	1	\$ 1,212.00	\$ 1,212.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
American Flow	Ea	1	\$ 2,746.00	\$ 2,746.00
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	44,409.72



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$44,409.72 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 20, 2020 to Southwind Plantation Corp. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR

Southwind Plantation Phase 1

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 20th of July, 2020.

WITNESS:

Marney Best, P.M.
Witness Signature

Marney Best, Project Manager
Print Witness Name

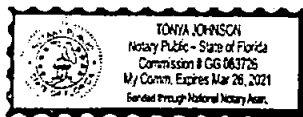
OWNER:

[Signature]
Lienor's Signature

Ron Denmark, President
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2020, by Ron Denmark as President for Pipeline Constructors, Inc.



Tonia Johnson
Notary Public
My Commission Expires: 3/26/21

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Southwind Plantation Phase 1
 Contractor: Pipeline Constructors, Inc.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 44,409.72



**WARRANTY
UTILITY IMPROVEMENTS**

Date: **July 20, 2020**

Project Title: **Southwind Plantation Phase 1**
St. Johns County, Florida

FROM: **Pipeline Constructors, Inc.**
2117 N. Temple Avenue
Starke, FL 32091

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:

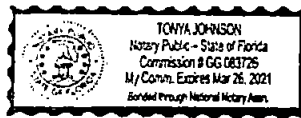
Contractor's Signature

Ron Denmark, President

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Bradford

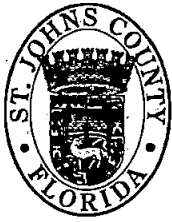
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2020, by Ron Denmark as President for Pipeline Constructors, Inc.



Tonya Johnson
Notary Public

My Commission Expires: 3/26/21

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Southwind Plantation Phase 1 – Offsite Watermain Extension
DATE: October 8, 2020

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 Southwind Plantation Phase 1 – Offsite Watermain Extension.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

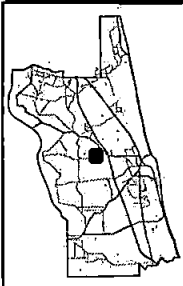
Your support and cooperation as always are greatly appreciated.



Approximate location

County Road 208

Cabbage Hammock Rd



2019 Aerial Imagery
 0 135 270 540
 Feet
 Date: 10/12/2020

Bill of Sale, Warranty, &
 Final Release of Lien

 Southwind Plantation
 Phase 1 - Offsite
 Watermain Extension

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.

