

RESOLUTION NO. 2020- 422

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, SEWER AND REUSE SYSTEMS TO SERVE SILVERLEAF VILLAGE LOCATED OFF ST. JOHNS PARKWAY.

RECITALS

WHEREAS, Land Planners Development II, Inc. 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, sewer and reuse systems to serve Silverleaf Village located off St. Johns Parkway; and

WHEREAS, J.B. Coxwell Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Village located off St. Johns Parkway, 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.

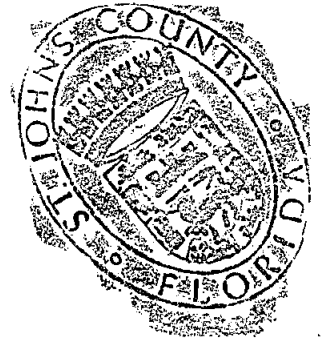
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: [Signature]
Jeb S. Smith, Chair

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

[Signature]
Deputy Clerk

RENDITION DATE 11/5/20





BILL OF SALE
UTILITY IMPROVEMENTS
for

Silverleaf Village (Silverleaf Parcels 17A and 17B) - Phase 2

Land Planner Development II, Inc.

111 Nature Walk Parkway

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:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Silverleaf Village (Silverleaf Parcels 17A and 17B) - Phase 2

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 30th of JUNE, 2020.

WITNESS:

Beverly L. Cunningham
Witness Signature

Beverly L. Cunningham
Print Witness Name

OWNER:

Gary F. Hannon, V.P.
Owner's Signature

Gary F. Hannon
Print Owner's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was sworn to and subscribed before me, by means of physical presence or online notarization, this 30th day of JUNE, 2020, by GARY F. HANNON, Vice President of Land Planner Development II, Inc., a Florida Corporation, who is personally known to me.

Notary Signature: Beverly L. Cunningham
[NOTARY STAMP]

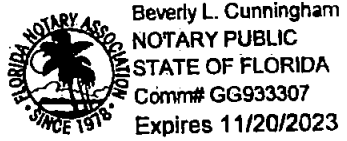


Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Silverleaf Village Phase 2
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
08" DR-18 PVC	LF	300	\$ 25.60	\$ 7,680.00
08" DR-18 FPVC	LF	30	\$ 59.00	\$ 1,770.00
06" DR-18 PVC	LF	5261	\$ 21.70	\$ 114,163.70
06" DR-18 FPVC	LF	173	\$ 49.30	\$ 8,528.90
04" DR-18 PVC	LF	248	\$ 19.50	\$ 4,836.00
02" DR-9 HDPE	LF	669	\$ 18.00	\$ 12,042.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
08" Gate Valve - American	Ea	5	\$ 1,620.00	\$ 8,100.00
06" Gate Valve - America	Ea	3	\$ 1,200.00	\$ 3,600.00
04" Gate Valve - American	Ea	2	\$ 990.00	\$ 1,980.00
			\$ -	\$ -
Sevices (Size and Type)				
1" Poly	Ea	212	\$ 550.00	\$ 116,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 279,300.60



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Silverleaf Village Phase 2
 Contractor: J.B. Coxwell Contracting, Inc.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
08" DR-18 PVC	LF	5,325	\$ 23.30	\$ 124,072.50
08" DR-18 FPVC	LF	215	\$ 61.20	\$ 13,158.00
04" DR-18 PVC	LF	527	\$ 19.00	\$ 10,013.00
02" DR-9 HDPE	LF	438	\$ 18.00	\$ 7,884.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Water Valves (Size and Type)				
08" Gate Valve - American	EA	10	\$ 1,620.00	\$ 16,200.00
06" Gate Valve - American	EA	1	\$ 1,200.00	\$ 1,200.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant Assembly	Ea	12	\$ 4,400.00	\$ 52,800.00
2" Flushing Hydrant	Ea	5	\$ 1,650.00	\$ 8,250.00
			\$ -	\$ -
Sevices (Size and Type)				
1" Poly	Ea	186	\$ 530.00	\$ 98,580.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	332,157.50



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Silverleaf Village Phase 2
 Contractor: J.B. Coxwell Contracting, Inc.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
04" DR-18 PVC	LF	0	\$ 18.00	\$ -
04" DR-18 FPVC	LF	0	\$ 41.60	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
04" Gate Valve - American	Ea	0	\$ 970.00	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" DR-26 PVC	LF	0	\$ 45.70	\$ -
08" DR-26 PVC	LF	4290	\$ 45.70	\$ 196,053.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
06" DR-26 PVC	EA	185	\$ 920.00	\$ 170,200.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type "A" Manhole	EA	23	\$ 4,900.00	\$ 112,700.00
Type "A" Manhole, Lined	EA	2	\$ 9,720.00	\$ 19,440.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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				\$ 498,393.00

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum (1,109,851.10, One Million One Hundred Nine Eight Hundred Fifty One and Ten Cent) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (6/19/20) to (Land Planners & Development II, Inc.). to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR (Silverleaf Parcel 17A/B)” (Silverleaf Village Phase 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 19th of June 2020

WITNESS:
Nicole Dowling
Witness Signature

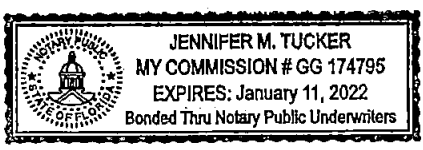
Nicole Dowling
Print Witness Name

OWNER:
Christopher C. Blank
Lienor's Signature

Christopher C. Blank
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of June, 2020, by Christopher C. Blank as Vice President of Operations for J.B. Coxwell Contracting, Inc.



Jennifer M. Tucker
Notary Public
My Commission Expires: 1/11/2022

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Silverleaf Village Phase 2
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	Land Planners Development II, Inc.

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St. Johns County Utility Department
 Asset Management
 Schedule of Values

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	Ea		\$ -	\$ -
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Total Water System Cost				\$ 332,157.50



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Silverleaf Village Phase 2
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	Land Planners Development II, Inc.

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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				\$ 498,393.00



WARRANTY
UTILITY IMPROVEMENTS

Date: June 19, 2020

Project Title: Silverleaf Village
Phase II
St. Johns County, Florida

FROM: J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, FL 32254

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:

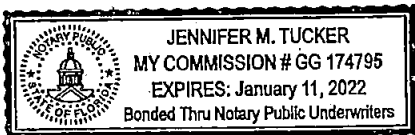
Contractor's Signature

CHRIS BLANK

Print Contractor's Name

State of FL
County of Duval

The foregoing instrument was acknowledged before me this 19th day of June, 2020 by Christopher Blank who is personally known to me or has produced personally known as identification.



Notary Public



St. Johns County Board of County Commissioners

Utility Department

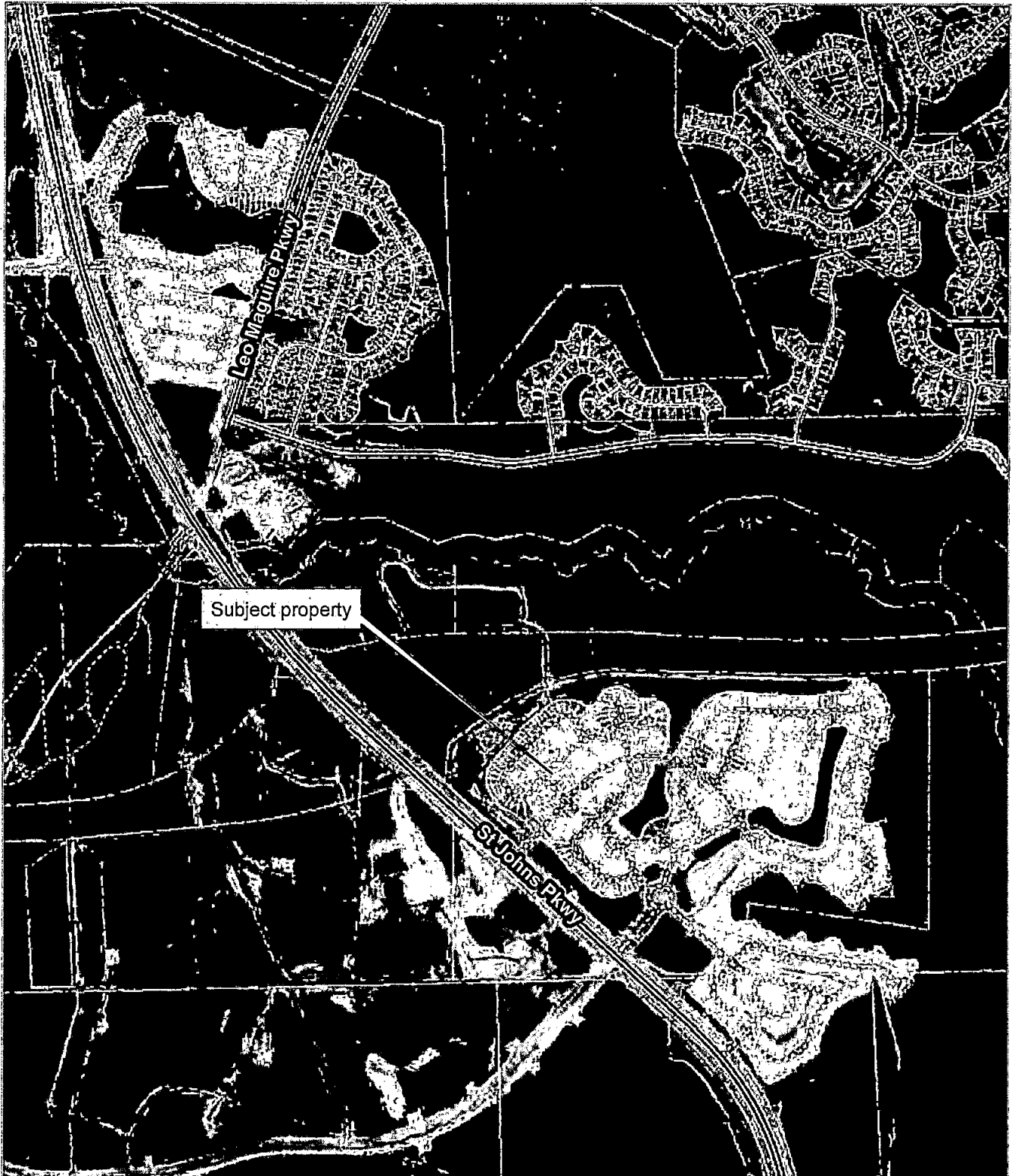
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Silverleaf Village Parcels 17A & 17B Phase 2
DATE: September 10, 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 Silverleaf Village Parcels 17A & 17B Phase 2.

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.



2019 Aerial Imagery

0 290 580 1,160
Feet

Date: 10/12/2020

Bill of Sale, Warranty, &
Final Release of Lien

Silverleaf Village
(Phase 2)

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.

