

RESOLUTION NO. 2021- 130

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 FORCE MAIN EXTENSION ON COUNTY ROAD 214 BETWEEN ALLEN NEASE ROAD AND MORGANS TREASURE ROAD.

RECITALS

WHEREAS, Morgans Cove Ventures, 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 force main extension on County Road 214 between Allen Nease Road and Morgans Treasure Road; and

WHEREAS, T.B. Landmark Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed on County Road 214 between Allen Nease Road and Morgans Treasure Road, 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.

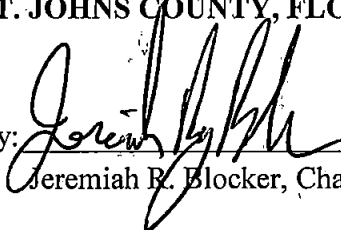
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 6 day of April, 2021.

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

By: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE 4/8/21





BILL OF SALE
UTILITY IMPROVEMENTS
for

CR 214 FM Extension

Morgans Cove Ventures, LLC, P.O. Box 22547, St. Simons Island, GA 31522,
(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 CR 214 FM EXTENSION"

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 26 of October, 2020

WITNESS:

[Signature]
Witness Signature

Terry Tuten
Print Witness Name

OWNER:

[Signature]
Owner's Signature

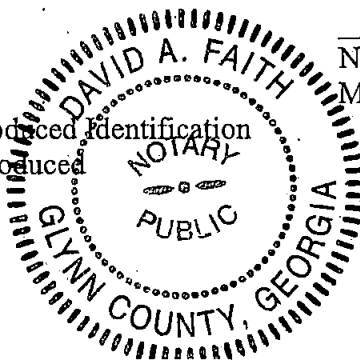
John Byrnes, Manager - Morgans Cove Ventures LLC
Print Owner's Name

STATE OF FLORIDA Coconino
COUNTY OF Glynn

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October, 2020, by John Byrnes as Manager for Morgans Cove Ventures LLC.

[Signature]
Notary Public
My Commission Expires: 1/9/2024

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: CR 214 Force Main Extension
 Contractor: TB Landmark Construction Inc.
 Developer: Morgan's Cove Ventures, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
12" Fusible PVC (directional drill)	LF	1117	\$ 185.00	\$ 206,645.00
8" HDPE DR11 (directional drill)	LF	1117	\$ 156.00	\$ 174,252.00
8" DR 25	LF	5276	\$ 60.00	\$ 316,560.00
8" Fusible PVC (directional drill)	LF	1074	\$ 85.00	\$ 91,290.00
6" fusible PVC (directional drill)	LF	120	\$ 65.00	\$ 7,800.00
Sewer Valves (Size and Type)				
12"x8" Tapping Sleeve & Valve	Ea	1	\$ 8,079.00	\$ 8,079.00
8" Gate	Ea	8	\$ 2,200.00	\$ 17,600.00
6" Gate Valve	Ea	1	\$ 1,800.00	\$ 1,800.00
Air Release Valve	Ea	5	\$ 10,000.00	\$ 50,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
n/a	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
n/a	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		\$ -	\$ -
			\$ -	\$ -
n/a			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 874,026.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$874,026.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 30th, 2020 to Morgans Cove Ventures, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR CR 214 FM Extension”

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 30th of June, 2020.

WITNESS:

[Signature]
Witness Signature

Holly Harris
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Marty Adams
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 30th day of June, 2020, by Martin Adams as General Manager for T B Landmark Construction.

[Signature]
Notary Public
My Commission Expires: 1-5-2021

Personally Known or Produced Identification
Type of Identification Produced

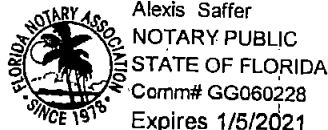


Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
 Asset Management
 Schedule of Values

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 Contractor: TB Landmark Construction Inc.
 Developer: Morgan's Cove Ventures, LLC

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	LF		\$ -	\$ -
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
n/a			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 874,026.00



WARRANTY
UTILITY IMPROVEMENTS

Date: 06-15-2020

Project Title: CR 214 FM Extension
St. Johns County, Florida

FROM: TB Landmark Construction, Inc
11220 New Berlin Road
Jacksonville, FL 32226

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


[Signature]
Contractor's Signature

Martin Adams
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of June, 2020, by Martin Adams who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

 Alexis Saffer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG060228
Expires 1/5/2021

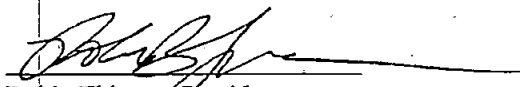
LIMITED POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF DUVAL

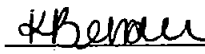
Known all men by these presents, T B Landmark Construction, Inc. ("T B Landmark"), a Florida Corporation with principal offices at 11220 New Berlin Road, Jacksonville, Florida 32226 does hereby irrevocably constitute, nominate, appoint and authorize, Martin Adams, who presently resides at 6042 Antigua Court, Orange Park, FL 32003, and who is presently employed by T B Landmark holding the position of General Manager, as its true and lawful attorney-in-fact, to do in its name and on its behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of its bid for the proposed project, including but not limited to signing and submission of all bids, and other documents and writings, participating in bidders and other conferences, providing information/responses, representing it in all matters relating to the bidding process, signing and execution of all contracts and undertakings consequent to acceptance of its bid, and generally dealing with the necessary parties in all matters in connection with or relating to or arising out of its bid for the proposed project and/or upon award thereof to T B Landmark.


And T B Landmark hereby agrees to ratify and confirm, and does hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by its said attorney-in-fact pursuant to and in exercise of the powers conferred by this limited power of attorney, and that all acts, deeds, and things done by its said attorney-in-fact in exercise of the powers hereby conferred shall and shall always be deemed to have been done by T B Landmark.

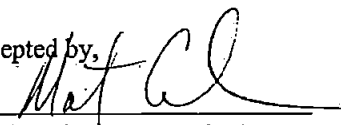
In witness whereof, Robin Thigpen, on behalf of T B Landmark as its President, has executed this power of attorney on this 10th day of July, 2020.


Robin Thigpen, President
T B Landmark Construction, Inc.

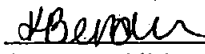
SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF JULY, 2020 BY ROBIN THIGPEN.



(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2022


Kyndell Bender
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG236146
Expires 7/9/2022

Accepted by,

Martin Adams, General Manager
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF JULY, 2020 BY MARTIN ADAMS.


(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2022


Kyndell Bender
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG236146
Expires 7/9/2022



St. Johns County Board of County Commissioners

Utility Department

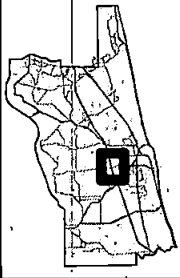
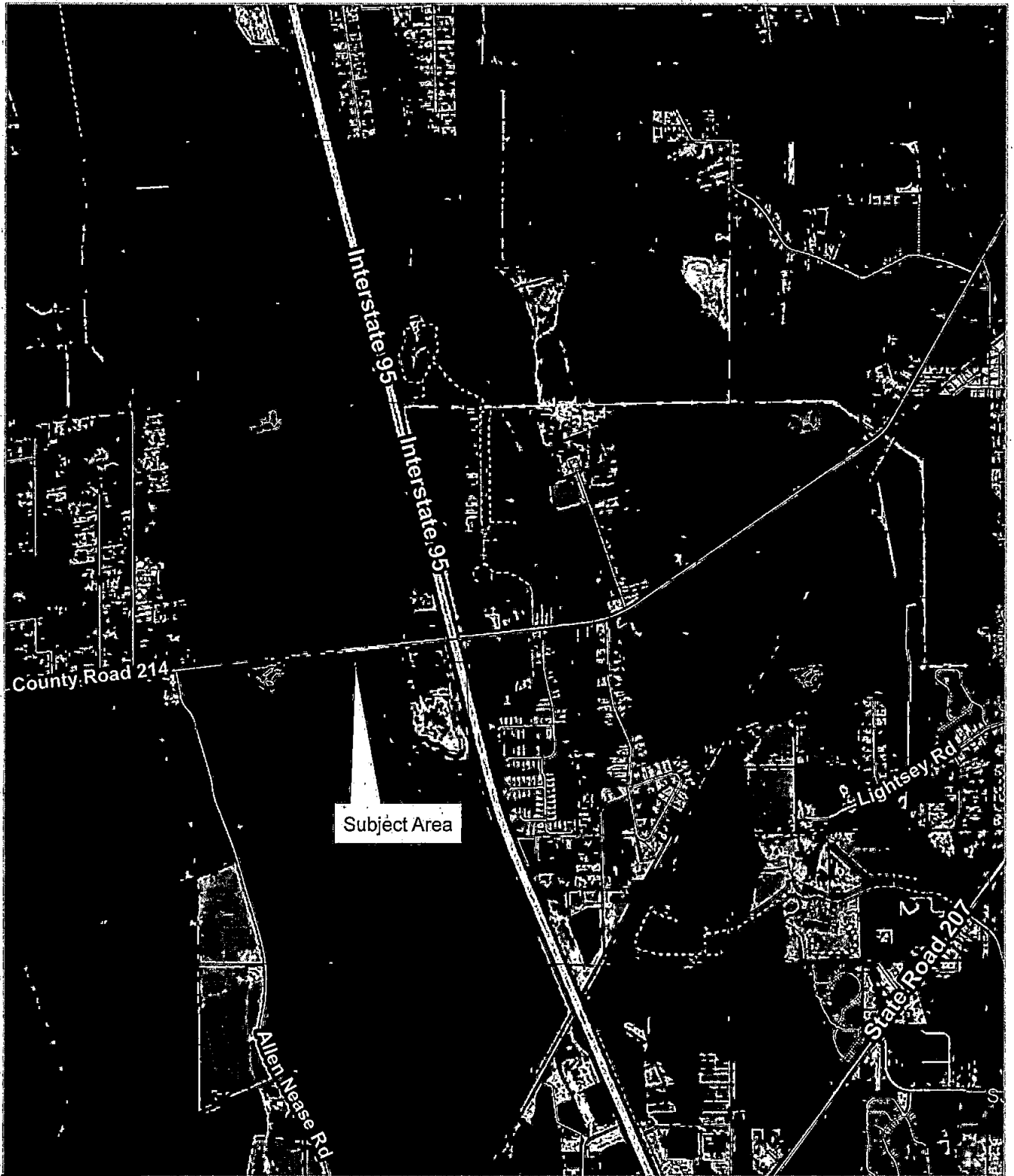
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: CR 214 Force Main Extension
DATE: February 23, 2021

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 CR 214 Force Main 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.



2019 Aerial Imagery
 0 625 1,250 2,500
 Feet
 Date: 3/12/2021

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

CR 214 Force Main 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.

