

RESOLUTION NO. 2021- 248

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 TREATY OAKS PHASE 2 UNITS 4 AND 5 LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Double Eagle Development, 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 Treaty Oaks Phase 2 Units 4 and 5 located of State Road 207; and

WHEREAS, Besch and Smith Civil Group, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Treaty Oaks Phase 2 Units 4 and 5, 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 15th day of June, 2021.

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

By: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

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

Brandon J. Patty
Deputy Clerk

RENDITION DATE JUN 17 2021



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

TREATY OAKS PHASE 2 UNITS 4 AND 5

Double Eagle Development, LLC – 10151 Deerwood Park, Building 200 Suite 250, Jacksonville, FL 32256, (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
TREATY OAKS PHASE 2 UNITS 4 AND 5"**

(Note: The description listed should match the description listed on the "Release of Lien")

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 1st of 4, 21.

WITNESS:

Sarah M. Crafford
Witness Signature

Sarah M. Crafford
Print Witness Name

OWNER:

[Signature]
Owner's Signature

VICTOR NARUSAS
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 1st day of APRIL, 2021, by Victor Narusas as owner for Double Eagle Development, LLC

[Signature]
Notary Public
My Commission Expires: June 1st, 2024

Personally Known or Produced Identification
Type of Identification Produced

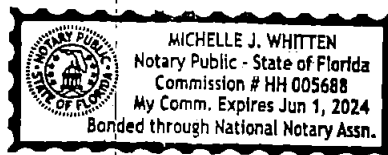


Exhibit "A" to Bill of Sale

St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Treaty Oaks Phase 2 Units 4 and 5
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: Double Eagle Development, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" CTS SDR9	LF	200	\$ 5.27	\$ 1,054.00
4" DR-18	LF	450	\$ 9.50	\$ 4,275.00
8" DR-18	LF	1478	\$ 16.39	\$ 24,224.42
10" HDPE (DR-11) Road Crossing	LF	31	\$ 74.01	\$ 2,294.31
			\$ -	\$ -
			\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	EA	5	\$ 1,285.59	\$ 6,427.95
	EA	0	\$ -	\$ -
	EA	0	\$ -	\$ -
	EA	0	\$ -	\$ -
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
FLUSHING HYDRANT	EA	3	\$ 4,041.08	\$ 12,123.24
FIRE HYDRANT	EA	1	\$ 1,195.62	\$ 1,195.62
			\$ -	\$ -
Sevices (Size and Type)				
SJC Single	EA	35	\$ 509.12	\$ 17,819.20
SJC Double	EA	7	\$ 839.83	\$ 5,878.81
			\$ -	\$ -
Total Water System Cost				\$ 75,292.55

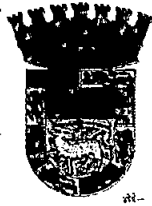


St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Treaty Oaks Phase 2 Units 4 and 5
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: Double Eagle Development, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA	0	\$ -	\$ -
	EA	0	\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	1920	\$ 24.62	\$ 47,270.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" PVC SDR-26	EA	41	\$ 684.33	\$ 28,057.53
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
48" Type A Manhole	EA	7	\$ 4,742.15	\$ 33,195.05
60" Type A Manhole(Lined)	EA	1	\$ 12,208.96	\$ 12,208.96
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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				\$ 120,731.94

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum One Hundred Ninety Six Thousand, Twenty Four and 49/100 Dollars (\$196,024.49) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/18/2021 to Double Eagle Development, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR TREATY OAKS PHASE 2 UNITS 4 AND 5”

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 22 of March, 2021

WITNESS:

Cierra Schmedes

Witness Signature

Cierra Schmedes

Print Witness Name

OWNER:

Nicole Besch

Lienor's Signature

Nicole Besch / Beschard Smith Civil

Print Lienor's Name

Group Inc.

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of mar, 2021, by

Nicole Besch as President
for Besch & Smith Civil Group Inc.

Thomas A. Howard

Notary Public

My Commission Expires: 1/7/24

Personally Known or Produced Identification
Type of Identification Produced

THOMAS A. HOWARD
Notary Public, State of Florida
My Comm. Expires 01/07/24
Commission No. GG928290

St. Johns County Utility Department
 Asset Management
 Schedule of Values

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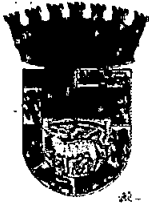


St. Johns County Utility Department
 Asset Management
 Schedule of Values

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 Contractor: Besch and Smith Civil Group, Inc.
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Process Structure	Lump Sum		\$ -	\$ -
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Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 120,731.94

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: March 18, 2021

Project Title: TREATY OAKS PHASE 2 UNITS 4 AND 5
St. Johns County, Florida

FROM: Besch and Smith Civil Group, Inc.
345 Cumberland Industrial Court
St. Augustine, FL 32095

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:

Nicole Besch

Contractor's Signature

Nicole Besch / Besch and Smith Civil Group Inc.
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of MAR, 2021, by Nicole Besch as President for Besch & Smith Civil Group Inc.

Thomas A. Howard

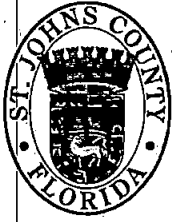
Notary Public

My Commission Expires: 1/7/24

Personally Known or Produced Identification
Type of Identification Produced

THOMAS A. HOWARD
Notary Public, State of Florida
My Comm. Expires 01/07/24
Commission No. GG928290

Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

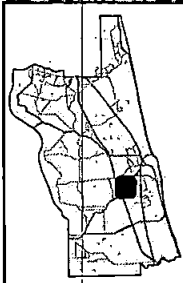
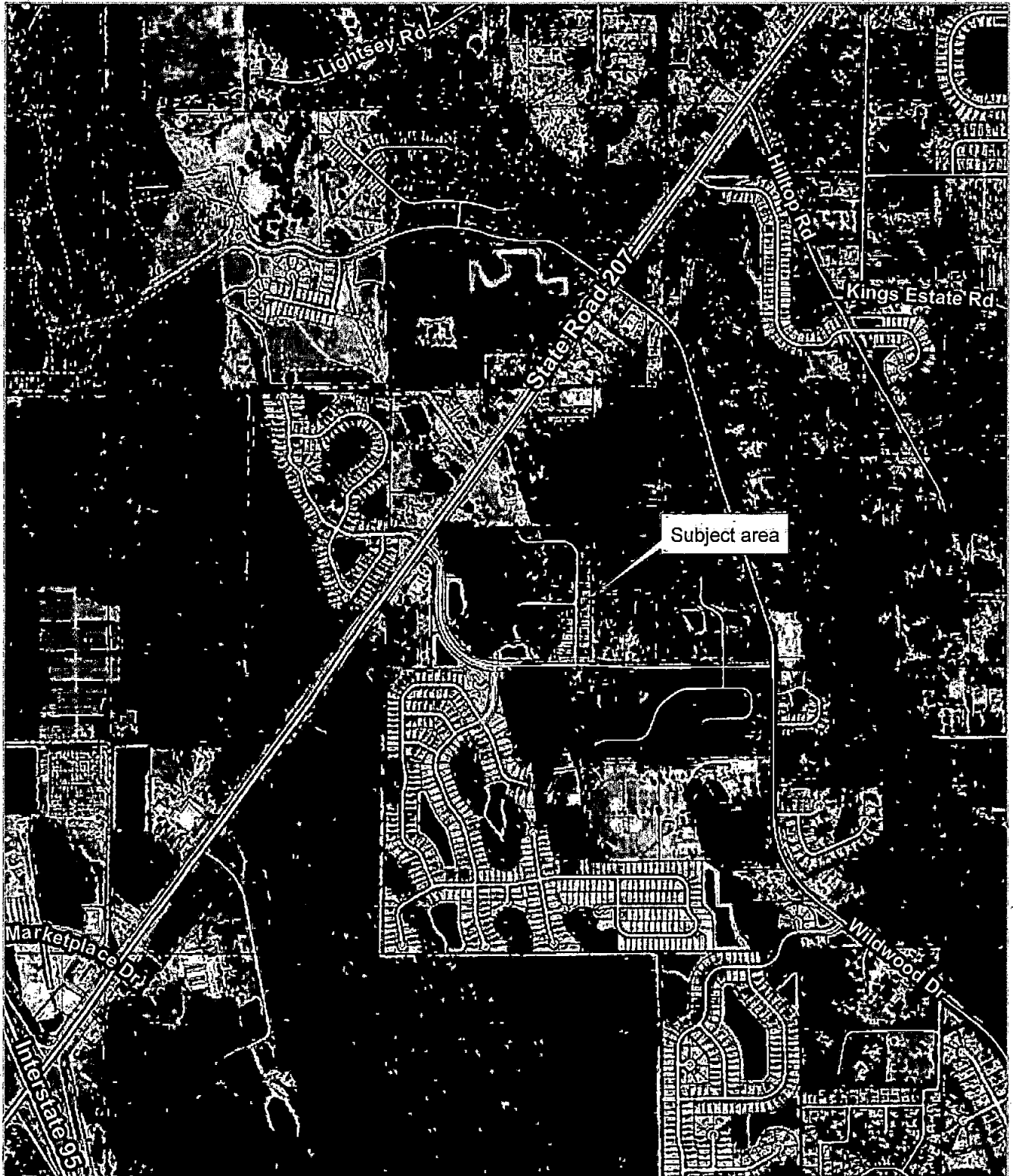
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Treaty Oaks Phase 2 Units 4 & 5
DATE: May 12, 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 Treaty Oaks Phase 2 Units 4 & 5.

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: 5/17/2021

Bill of Sale, Final Release
of Lien, & Warranty

Treaty Oaks Phase 2
Units 4 and 5

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.

