

RESOLUTION NO. 2021- 528

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE MATANZAS RIVER ANIMAL HOSPITAL LOCATED OFF US HIGHWAY 1 SOUTH.

RECITALS

WHEREAS, Matanzas River, 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 system to serve Matanzas River Animal Hospital located off US Highway 1 South; and

WHEREAS, Ground Control of Florida, 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 Matanzas River Animal Hospital, 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.

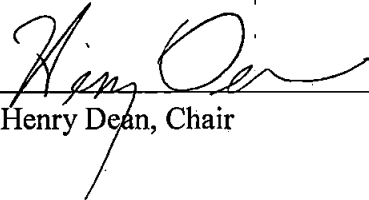
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 21 day of December, 2021.

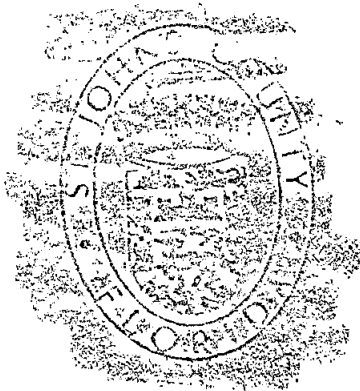
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Henry Dean, Chair

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

RENDITION DATE 12.22.2021


Deputy Clerk





BILL OF SALE
UTILITY IMPROVEMENTS
for

Matanzas River Animal Hospital

Matanzas River, LLC, (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 Matanzas River Animal Hospital

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 14th of January, 2021.

WITNESS:

RW Baugh
Witness Signature

Robert W. Baugh 14
Print Witness Name

OWNER:

HR Nicholas
Owner's Signature

Herbert R. Nicholas
Print Owner's Name

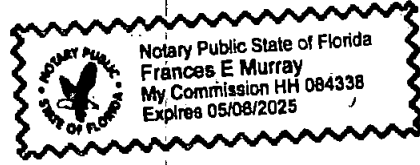
STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of February, 2020, by Herbert R. Nicholas as President for Matanzas River LLC

Frances E Murray

Notary Public

My Commission Expires: 5/06/2025



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: Matanzas River Animal Hospital
 Contractor: Ground Control
 Developer: DiMare Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Tapping valve	Ea	1	\$ 751.00	\$ 751.00
6" Gate Valve	Ea	1	\$ 749.00	\$ 749.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
St. Johns County Public Fire Hydrant 6"	Ea	1	\$ 1,890.00	\$ 1,890.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 3,390.00

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$3,390.00 (Three Thousand Three Hundred Ninety and 00/100) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 6/5/2020 to Matanzas River, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Matanzas River Animal Hospital

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 2nd of March, 2021

WITNESS:

[Signature]
Witness Signature

ZACK OLIVEIRA
Print Witness Name

OWNER:

[Signature]
Lienor's Signature:

CHARLIE OWEN MANAGER
Print Lienor'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 2nd day of March, 2020, by Charlie Owen as Manager for Ground Control of Florida LLC.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

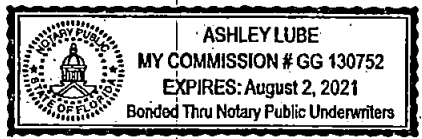


Exhibit "A" to Final Release of Lien



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

Project Name: Matanzas River Animal Hospital
 Contractor: Ground Control
 Developer: DiMare Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
St. Johns County Public Fire Hydrant 6"	Ea	1	\$ 1,890.00	\$ 1,890.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 3,390.00

Exhibit "C" to Resolution



**WARRANTY
UTILITY IMPROVEMENTS**

Date: 1/14/2021

Project Title: Matanzas River Animal hospital
St. Johns County, Florida

FROM: Ground Control of Florida
3545 US 1 South
St. Augustine, FL, 32086

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

CHARLIE OWEN
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 9 day of February, 2020, by Charlie Owen as Manager for Ground Control of Florida LLC.

[Signature]
Notary Public
My Commission Expires: 5/06/2025

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

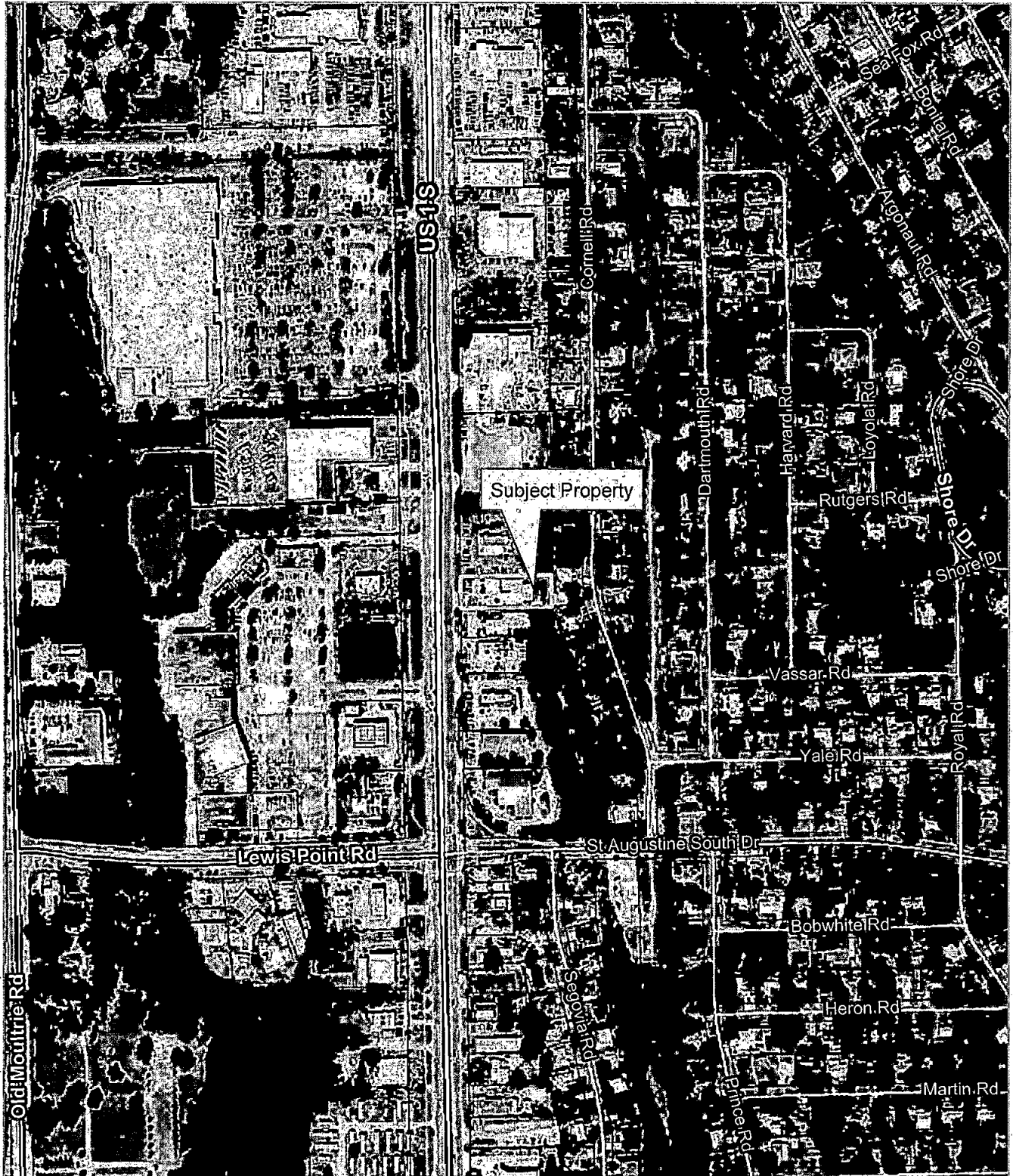
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Matanzas River Animal Hospital
DATE: October 19, 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 Matanzas River Animal Hospital.

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 Property

Old Moultrie Rd

US19

Lewis Point Rd

St Augustine South Dr

Segovia Rd

Cornell Rd

Dartmouth Rd

Harvard Rd

Rutgers Rd

Vassar Rd

Yale Rd

Bobwhite Rd

Heron Rd

Martin Rd

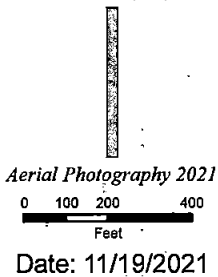
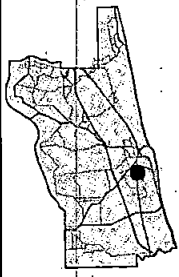
Royal Rd

Shore Dr

Gea Fox Rd

Bonial Rd

Algonaut Rd



Bill of Sale and schedule of values, Final Release of Lien & Warranty

Matanzas River Animal Hospital

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.

