

RESOLUTION NO. 2021- 534

**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, SEWER AND REUSE SYSTEMS TO SERVE ALEXANDER DENTAL LOCATED OFF PACETTI ROAD.**

**RECITALS**

**WHEREAS**, J & J Alexander Holdings, 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, sewer and reuse systems to serve Alexander Dental located off Pacetti Road; and

**WHEREAS**, J B Underground, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Alexander Dental, 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.

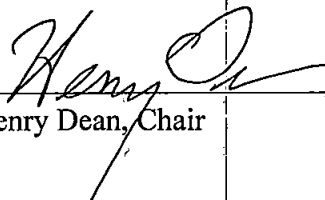
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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



Exhibit "A" to Resolution



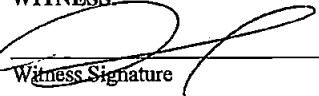
**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**ALEXANDER DENTAL**

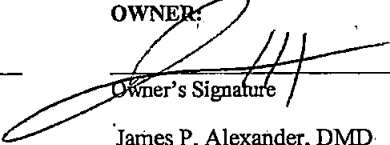
J&J Alexander Holdings, LLC, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to ST. JOHNS. COUNTY, FLORIDA, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR ALEXANDER DENTAL"

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.

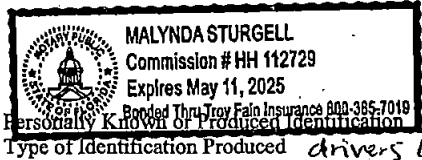
IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 19<sup>th</sup> of July, 2021.

WITNESS:  
  
Witness Signature  
Jessica Alexander  
Print Witness Name

OWNER:  
  
Owner's Signature  
James P. Alexander, DMD  
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 19 day of July, 2021, by James Alexander as Owner for



Malynnda Sturgell  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A" to Bill of Sale

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

Project Name:	ALEXANDER DENTAL
Contractor:	JB UNDERGROUND INC. LIC # CUC1224314
Developer:	J&J HOLDING'S LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
1.5" CTS 250 PSI NSF BLUE	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
1.5" MIP X CTS PJ BALL CORP ST	Ea	1	\$ 226.00	\$ 226.00
1.5" CTS COMP X FIP BALL VALVE	Ea	1	\$ 219.00	\$ 219.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
1.5" DOMESTIC WATER SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			\$	<b>445.00</b>

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

Project Name: ALEXANDER DENTAL  
 Contractor: JB UNDERGROUND INC. LIC # CUC1224314  
 Developer: J & J HOLDING'S LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS DR9	LF	40	\$ 21.00	\$ 840.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" DI THREADED RW OL GATE VALVE	Ea	1	\$ 350.00	\$ 350.00
16X4 TAPPING SADDLE AND VALVE	Ea	1	\$ 2,759.39	\$ 2,759.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 3,949.39</b>

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

Project Name:	ALEXANDER DENTAL
Contractor:	JB UNDERGROUND INC. LIC # CUC1224314
Developer:	J & J HOLDING'S LLC.

Reuse Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
2" HDPE DR9 CTS	LF	40	\$ 21.00	\$ 840.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" X 2" TAPPING SADDLE AND VALVE	Ea	1	\$ 3,641.00	\$ 3,641.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" REUSE SERVICE	Ea	1	\$ 460.00	\$ 460.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 4,941.00</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$9,335.39 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 7/15/2021 to J & J Holding's LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Water System , Sewer system and Reuse system Installation in St, Johns county Right of way for the project Named Alexander Dental

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 27<sup>th</sup> of July, 2021.

WITNESS:

OWNER:

[Signature]  
Witness Signature

[Signature]  
Lienor's Signature

Jason A. Huber  
Print Witness Name

Joseph E Boyd  
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 27 day of July, 2021, by Joseph Boyd as owner for \_\_\_\_\_



Malynnda Sturgell  
Notary Public  
My Commission Expires: 5/11/25

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: ALEXANDER DENTAL  
 Contractor: JB UNDERGROUND INC. LIC # CUC1224314  
 Developer: J&J HOLDING'S LLC.

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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1.5" DOMESTIC WATER SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 445.00</b>

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

Project Name: ALEXANDER DENTAL  
 Contractor: JB UNDERGROUND INC. LIC # CUC1224314  
 Developer: J & J HOLDING'S LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
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Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 3,949.39</b>

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

Project Name:	ALEXANDER DENTAL
Contractor:	JB UNDERGROUND INC. LIC # CU01224314
Developer:	J & J HOLDING'S LLC.

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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 4,941.00</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 7/15/2021  
Project Title: Alexander Dental  
St. Johns County, Florida

FROM: JB Underground Inc.  
17610 Draggle Lane  
Hilliard Fl. 32046

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:**

Joseph E Boyd  
Contractor's Signature

Joseph E Boyd  
Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF Duval

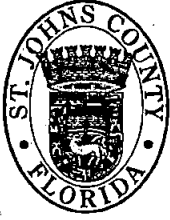
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of July, 2021, by Joseph Boyd as Owner for \_\_\_\_\_.



Malynnda Sturgell  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced - drivers license

Exhibit "D" to Resolution



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

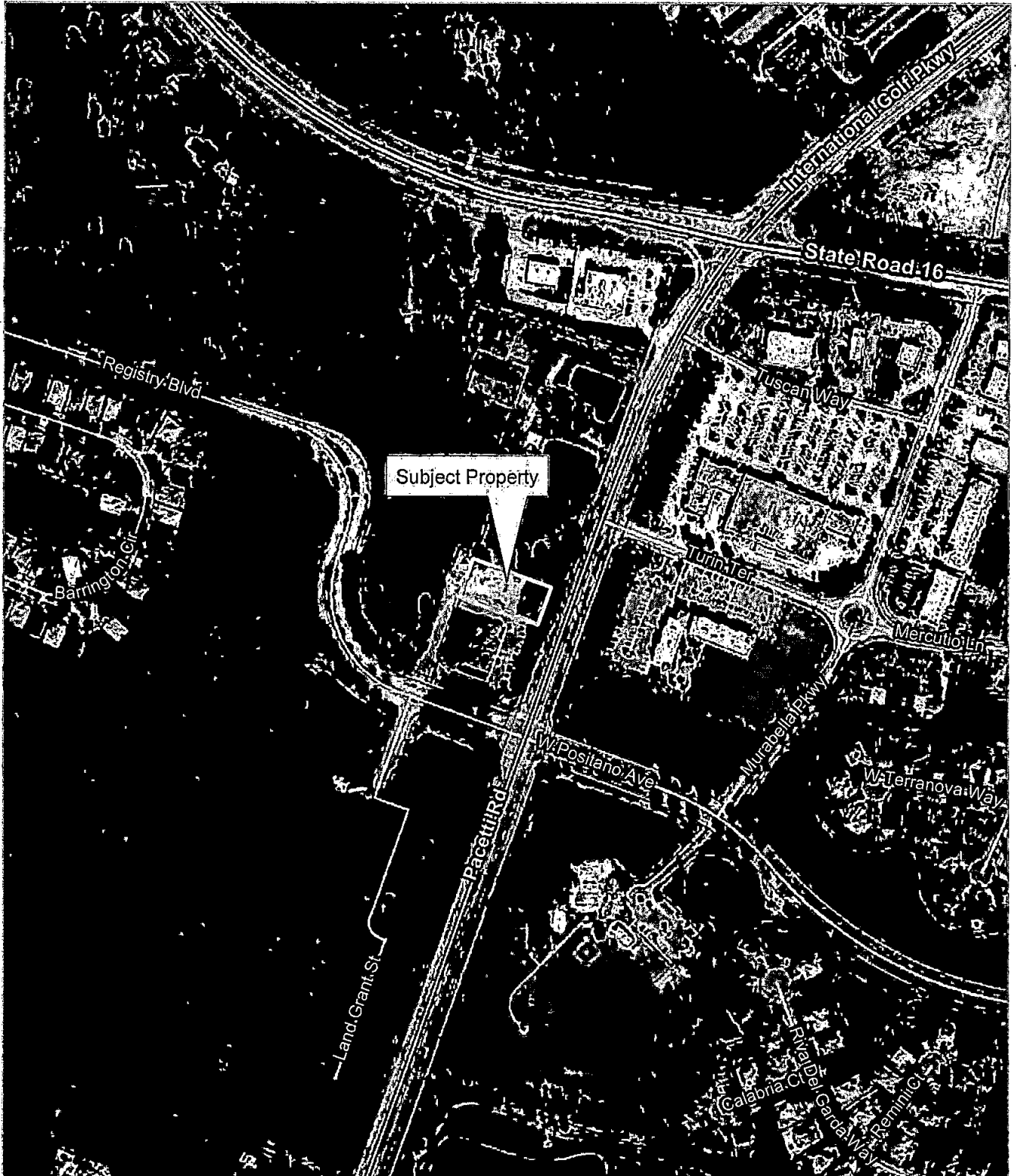
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Alexander Dental  
DATE: November 16, 2021

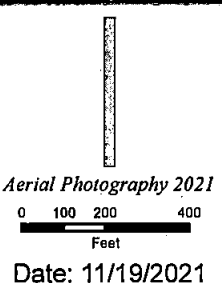
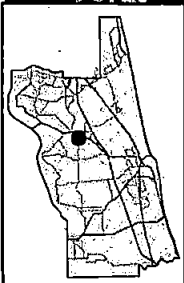
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Alexander Dental.

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



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

Alexander Dental

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.

