

RESOLUTION NO. 2022- 214

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO BILL OF SALES AND SCHEDULE OF VALUES AND TWO FINAL RELEASE OF LIENS ASSOCIATED WITH THE REUSE SYSTEM TO SERVE CREEKSIDE AT TWIN CREEKS PHASE 2B AND CREEKSIDE AT TWIN CREEKS PHASE 2C LOCATED OFF US HIGHWAY 1.

RECITALS

WHEREAS, Creekside at Twin Creeks Community Development District has executed and presented to the County two Bill of Sales and Schedule of Values, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof, conveying all personal property associated with the reuse system to serve Creekside at Twin Creeks Phase 2B and Creekside at Twin Creeks Phase 2C located off US Highway 1; and

WHEREAS, A. J. Johns, Inc., a Florida corporation, has executed and presented to the County two Final Release of Liens for work performed at Creekside at Twin Creeks Phase 2B and Creekside at Twin Creeks Phase 2C, attached hereto as Exhibits “C” and “D”, 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 “E”, 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 two Bill of Sales and Schedule of Values and two Final Release of Liens, 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 two original Final Release of Liens and file the two Bill of Sales in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21 day of JUNE, 2022.

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

By: Henry Dean
Henry Dean, Chair

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

Pam Halterman
Deputy Clerk

Rendition Date 6/23/22

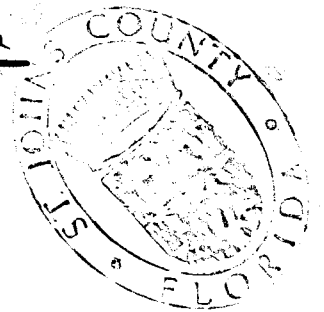


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
Creekside at Twin Creeks Phase 2B
(REUSE SYSTEM)

Creekside at Twin Creeks Community Development District, 2300 Glades Road, Suite 410 West, Boca Raton, FL 33431 (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 the dedicated utility infrastructure for Creekside at Twin Creeks Phase 2B

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.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the District has executed this Bill of Sale as of _____, 2019.

WITNESSES:

[Signature]
Print Name Bryan Kinsey

[Signature]
Print Name Derek Prince

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
John T. Kinsey, Chairman

Attest:

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Jared Bouskila, Assistant Secretary

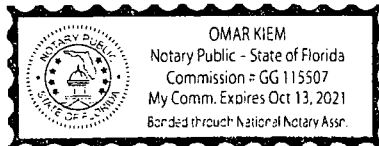
[Signature]
Print Name Bryan Kinsey

[Signature]
Print Name Derek Prince

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by John T. Kinsey, as Chairman of the Board of Supervisors of Creekside at Twin Creeks Community Development District, for and on behalf of the District. He is personally known to me or [] produced N/A as identification.

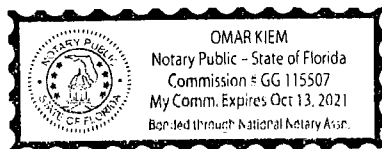
NOTARY STAMP:



[Signature]
Signature of Notary Public
OMAR KIEM
Printed Name of Notary Public

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by Jared Bouskila, as Assistant Secretary of the Board of Supervisors for Creekside at Twin Creeks Community Development District, for and on behalf of the District. He is personally known to me or [] produced N/A as identification.



[Signature]
Signature of Notary Public
OMAR KIEM
Printed Name of Notary Public

Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 2B
 Contractor: A. J. JOHNS, INC.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF		\$ -	\$ -
8" PVC DR 18	LF		\$ -	\$ -
6" PVC DR 18	LF	4057	\$ 18.27	\$ 74,121.39
4" PVC DR 18	LF	1281	\$ 13.52	\$ 17,319.12
2" POLY SDR 9	LF	369	\$ 14.90	\$ 5,498.10
Reuse Valves (Size and Type)				
8" GATE VALVE	EA		\$ -	\$ -
6" GATE VALVE	EA	5	\$ 1,310.74	\$ 6,553.70
4" GATE VALVE	EA	2	\$ 1,126.02	\$ 2,252.04
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA	3	\$ 1,501.86	\$ 4,505.58
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	51	\$ 696.36	\$ 35,514.36
1" SHORT SINGLE SERVICES	EA	64	\$ 515.25	\$ 32,976.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 178,740.29

Exhibit "B" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
Creekside at Twin Creeks Phase 2C
(REUSE SYSTEM)

Creekside at Twin Creeks Community Development District, 2300 Glades Road, Suite 410 West, Boca Raton, FL 33431 (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 the dedicated utility infrastructure for Creekside at Twin Creeks Phase 2C

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.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the District has executed this Bill of Sale as of _____, 2019.

WITNESSES:

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

[Signature]
Print Name Bryan Kinsey

By: [Signature]
John T. Kinsey, Chairman

[Signature]
Print Name Derek Price

Attest:

CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

[Signature]
Print Name Bryan Kinsey

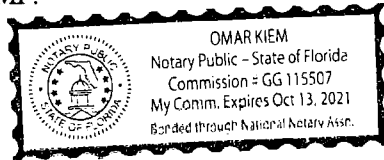
By: [Signature]
Jose Boussillo, Assistant Secretary

[Signature]
Print Name Derek Price

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by John T. Kinsey, as Chairman of the Board of Supervisors of Creekside at Twin Creeks Community Development District, for and on behalf of the District. He [] is personally known to me or [] produced N/A as identification.

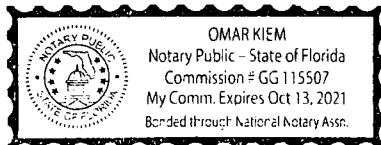
NOTARY STAMP:



[Signature]
Signature of Notary Public
OMAR KIEM
Printed Name of Notary Public

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by Jose Boussillo, as Assistant Secretary of the Board of Supervisors for Creekside at Twin Creeks Community Development District, for and on behalf of the District. He [] is personally known to me or [] produced N/A as identification.



[Signature]
Signature of Notary Public
OMAR KIEM
Printed Name of Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Creekside at Twin Creeks Phase 2C
Contractor:	A. J. JOHNS, INC.
Developer:	Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF		\$ -	\$ -
8" PVC DR 18	LF	1768	\$ 22.36	\$ 39,532.48
6" PVC DR 18	LF	120	\$ 19.93	\$ 2,391.60
4" PVC DR 18	LF	556	\$ 15.98	\$ 8,884.88
2" POLY SDR 9	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	1	\$ 2,486.25	\$ 2,486.25
4" GATE VALVE	EA	1	\$ 1,226.33	\$ 1,226.33
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	21	\$ 685.23	\$ 14,389.83
1" SHORT SINGLE SERVICES	EA	18	\$ 598.75	\$ 10,777.50
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 79,688.87

Exhibit "C" to Resolution



FINAL RELEASE OF LIEN

**UTILITY IMPROVEMENTS
CREEKSIDE AT TWIN CREEKS PHASE 2B
(REUSE SYSTEM)**

The undersigned lienor, in consideration of the sum (\$178,740.29) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 18, 2019 to Creekside at Twin Creeks Community Development District, to the following described property:

See Exhibit A "Schedule of Values" for the dedicated utility infrastructure for Creekside at Twin Creeks Phase 2B

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 18 of OCT, 2019

WITNESS:

[Signature]
Witness Signature

DON HENNINGER
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Chad Cockrell
Print Lienor's Name

State of FLORIDA
County of Duval

The foregoing instrument was acknowledged before me this 18th day of OCTOBER, 2019, by CHAD COCKRELL, VP who is personally known to me or has produced _____ as identification.

DAWN R. SNYDER
Notary Public, State of Florida
My Comm. Expires 12/04/2020
Commission No. GG34315

[Signature]
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 2B
 Contractor: A. J. JOHNS, INC.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF		\$ -	\$ -
8" PVC DR 18	LF		\$ -	\$ -
6" PVC DR 18	LF	4057	\$ 18.27	\$ 74,121.39
4" PVC DR 18	LF	1281	\$ 13.52	\$ 17,319.12
2" POLY SDR 9	LF	369	\$ 14.90	\$ 5,498.10
Reuse Valves (Size and Type)				
8" GATE VALVE	EA		\$ -	\$ -
6" GATE VALVE	EA	5	\$ 1,310.74	\$ 6,553.70
4" GATE VALVE	EA	2	\$ 1,126.02	\$ 2,252.04
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA	3	\$ 1,501.86	\$ 4,505.58
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	51	\$ 696.36	\$ 35,514.36
1" SHORT SINGLE SERVICES	EA	64	\$ 515.25	\$ 32,976.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 178,740.29

Exhibit "D" to Resolution



FINAL RELEASE OF LIEN

**UTILITY IMPROVEMENTS
CREEKSIDE AT TWIN CREEKS PHASE 2C
(REUSE SYSTEM)**

The undersigned lienor, in consideration of the sum (\$79,688.87) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 18, 2019 to Creekside at Twin Creeks Community Development District, to the following described property:

See Exhibit A "Schedule of Values" for the dedicated utility infrastructure for Creekside at Twin Creeks Phase 2C

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 18 of Oct, 2019

WITNESS:

[Signature]
Witness Signature

DON HENNINGER
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Chad Cockrell
Print Lienor's Name

State of FLORIDA
County of Duval

The foregoing instrument was acknowledged before me this 18th day of OCTOBER, 2019, by CHAD COCKRELL, VP who is personally known to me or has produced _____ as identification.

DAWN R. SNYDER
Notary Public, State of Florida
My Comm. Expires 12/04/2020
Commission No. GG34315

[Signature]
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Creekside at Twin Creeks Phase 2C
Contractor:	A. J. JOHNS, INC.
Developer:	Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF		\$ -	\$ -
8" PVC DR 18	LF	1768	\$ 22.36	\$ 39,532.48
6" PVC DR 18	LF	120	\$ 19.93	\$ 2,391.60
4" PVC DR 18	LF	556	\$ 15.98	\$ 8,884.88
2" POLY SDR 9	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	1	\$ 2,486.25	\$ 2,486.25
4" GATE VALVE	EA	1	\$ 1,226.33	\$ 1,226.33
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Sevices (Size and Type)				
1" LONG DOUBLE SERVICES	EA	21	\$ 685.23	\$ 14,389.83
1" SHORT SINGLE SERVICES	EA	18	\$ 598.75	\$ 10,777.50
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 79,688.87



St. Johns County Board of County Commissioners

Utility Department

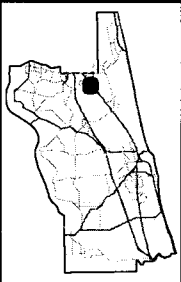
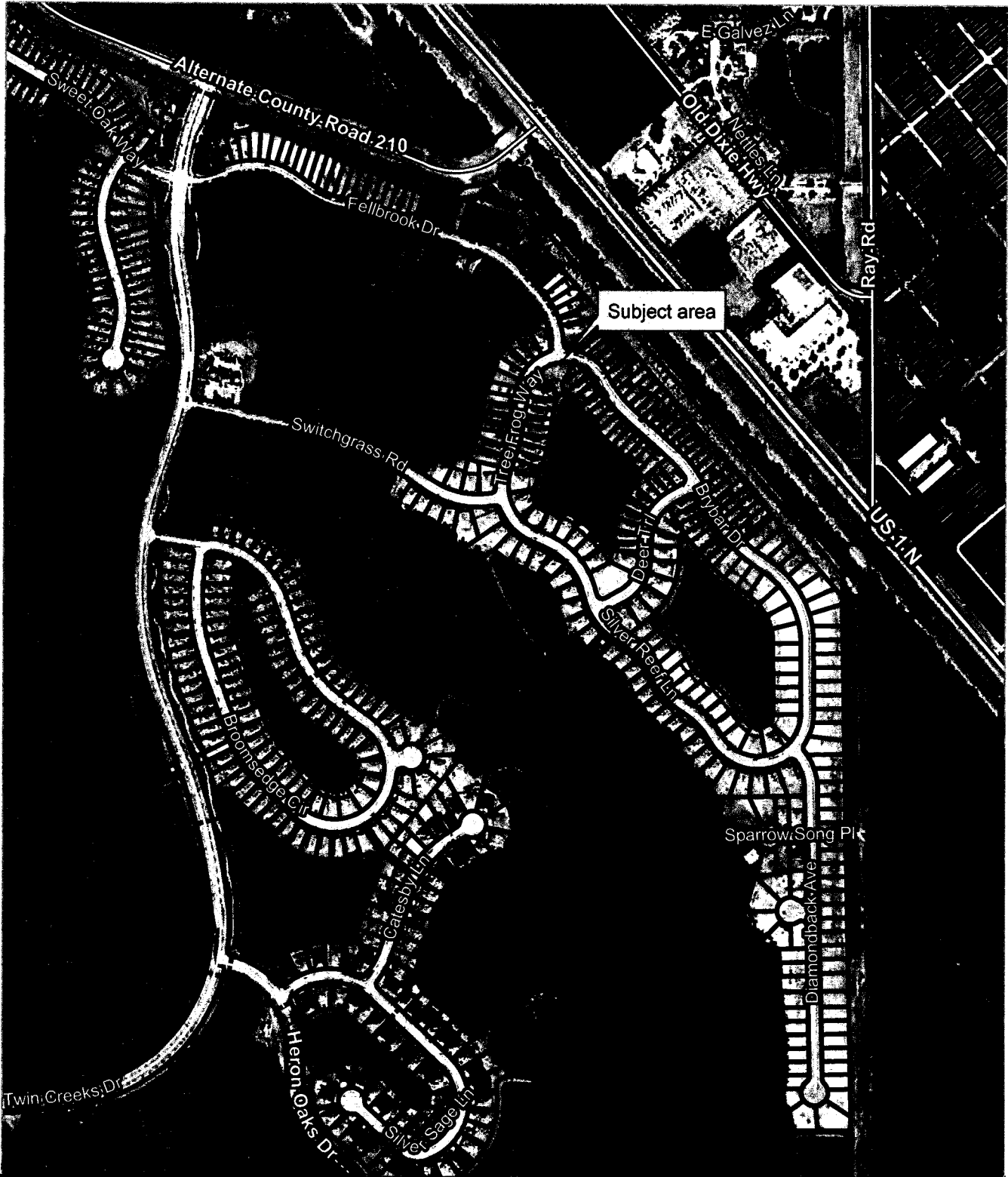
INTEROFFICE MEMORANDUM

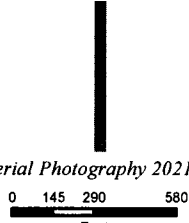
TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Creekside at Twin Creeks Phase 2B & 2C (REUSE)
DATE: May 26, 2022

Please present the Bill of Sale, Schedule of Values and Release of Lien to the Board of County Commissioners (BCC) for final approval and acceptance of Creekside at Twin Creeks Phase 2B and 2C.

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.




 Aerial Photography 2021
 Date: 5/31/2022

Bill of Sale & Final Release of Lien

 Creekside at Twin Creeks
 Phase 2B & Creekside at Twin
 Creeks Phase 2C

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.

