

**RESOLUTION NO. 2022- 237**

**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 AND SEWER SYSTEMS TO SERVE MORGAN'S COVE LOCATED OFF COUNTY ROAD 214.**

**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 water and sewer systems to serve Morgan's Cove located off County Road 214; and

**WHEREAS**, W. Gardner, 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 Morgan's Cove, 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 19 day of July, 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 7/21/22





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Morgans Cove**

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 Morgans Cove

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 20 of October, 2021

WITNESS:

[Signature]  
Witness Signature

CHASE BARKE  
Print Witness Name

OWNER:

[Signature]  
Owner's Signature

John Byrnes, Manager  
Print Owner's Name

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF Camden

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of October, 2021, by John Byrnes as Manager for Morgans Cove Ventures, LLC.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced





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

Project Name:

**MORGANS COVE**

Contractor:

**W. GARDNER, LLC**

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" C900 DR18 PVC PIPE (G) BLU 20' PC235	LF	804	\$ 89.58	\$ 72,022.32
10" C900 DR18 PVC PIPE (G) BLU	LF	5970	\$ 29.54	\$ 176,353.80
8" C900 DR18 PVC PIPE (G) BLU	LF	3814	\$ 26.25	\$ 100,117.50
6" C900 DR18 PVC PIPE (G) BLU	LF	730	\$ 20.31	\$ 14,826.30
4" C900 DR18 PVC PIPE (G) BLU	LF	485	\$ 21.45	\$ 10,403.25
2" DR-9 POLLY & FITTINGS	LF	689	\$ 10.96	\$ 7,551.44
24" ROAD CROSSING	EA	1	\$ 11,940.31	\$ 11,940.31
12" ROAD CROSSING	EA	10	\$ 5,689.67	\$ 56,896.70
10" ROAD CROSSING	EA	4	\$ 2,598.52	\$ 10,394.08
8" ROAD CROSSING	EA	1	\$ 2,236.70	\$ 2,236.70
16" TYPE B CROSSING	EA	1	\$ 7,265.08	\$ 7,265.08
10" TYPE B CROSSING	EA	1	\$ 2,857.41	\$ 2,857.41
<b>Water Valves (Size and Type)</b>				
16" LINE STOP	EA	1	\$ 43,076.43	\$ 43,076.43
16" TAP SLEEVE AND VALVE	EA	2	\$ 16,339.37	\$ 32,678.74
16" GATE VALVE	EA	2	\$ 11,024.32	\$ 22,048.64
12" GATE VALVE	EA	1	\$ 5,431.22	\$ 5,431.22
10" GATE VALVE	EA	15	\$ 4,857.23	\$ 72,858.45
8" GATE VALVE	EA	19	\$ 3,016.02	\$ 57,304.38
<b>Hydrants Assembly (Size and Type)</b>				
FIRE HYDRANT	EA	26	\$ 4,697.04	\$ 122,123.04
2" FLUSHING HYDRANT	EA	9	\$ 1,097.89	\$ 9,881.01
<b>Sevices (Size and Type)</b>				
SJCUD SERVICES DOUBLE	EA	57	\$ 930.78	\$ 53,054.46
SJCUD SERVICES SINGLE	EA	155	\$ 681.40	\$ 105,617.00
<b>Total Water System Cost</b>				<b>\$ 996,938.26</b>



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

Project Name:	Morgan's Cove
Contractor:	W Gardner, LLC.
Developer:	Morgan's Cove Adventures, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC & FITTINGS	LF	6302	\$ 14.92	\$ 94,025.84
CONCRETE WET WELL	EA	2	\$ 50,314.06	\$ 100,628.12
8" ROAD CROSSING	EA	6	\$ 3,469.16	\$ 20,814.96
6" TYPE B CROSSING	EA	2	\$ 2,182.22	\$ 4,364.44
<b>Sewer Valves (Size and Type)</b>				
6" GATE VALVE	EA	10	\$ 1,574.13	\$ 15,741.30
6" FM AIR RELEASE VALVE	EA	4	\$ 9,273.47	\$ 37,093.88
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC SDR26 SWR PIPE	LF	9943	\$ 26.48	\$ 263,290.64
<b>Laterals (Size and Type)</b>				
6 SDR35	EA	266	\$ 952.88	\$ 253,466.08
<b>Manholes (Size and Type)</b>				
RECEIVING MANHOLE	EA	2	\$ 15,202.87	\$ 30,405.74
B LINED MANHOLE (SPECTRA SHIELD)	EA	4	\$ 10,724.88	\$ 42,899.52
A LINE MANHOLE (SPECTRA SHIELD)	EA	8	\$ 5,412.87	\$ 43,302.96
A MANHOLE	EA	36	\$ 3,892.49	\$ 140,129.64
<b>Lift Station</b>				
LIFT STATION PUMPS & PIPING	EA	2	\$ 255,816.33	\$ 511,632.66
LIFT STATION WATER SERVICE	EA	2	\$ 1,304.21	\$ 2,608.42
STATIC LIFT STATION WATER SERVICE	EA	2	\$ 700.55	\$ 1,401.10
<b>Total Sewer System Cost</b>				<b>\$ 1,561,805.30</b>

Exhibit "B" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum Two Million Five Hundred Fifty-Eight Thousand Seven Hundred Forty-Three Dollars and 56/100 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 31,2021 to Morgan's Cove Ventures, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR MORGAN'S COVE”

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 \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

WITNESS.

OWNER

[Signature]  
Witness Signature

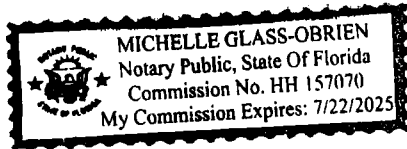
[Signature]  
Lienor's Signature

SHAWN THOMAS  
Print Witness Name

ELLIOT JONES  
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 18 day of OCTOBER, 2020, by Elliot Jones as President for W. Gardner, LLC.



Michelle Glass-O'Brien  
Notary Public  
My Commission Expires: 7/22/2025

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: MORGANS COVE  
 Contractor: W. GARDNER, LLC  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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<b>Total Water System Cost</b>				<b>\$ 996,938.26</b>



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

Project Name: Morgan's Cove  
 Contractor: W Gardner, LLC.  
 Developer: Morgan's Cove Adventures, LLC.

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<b>Total Sewer System Cost</b>				<b>\$ 1,561,805.30</b>

Exhibit "C" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**


Date: October 18, 2021  
Project Title: Morgan's Cove  
St. Johns County, Florida

FROM: W. Gardner, LLC  
4920 Atlantic Blvd  
Jacksonville, FL 32207

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.

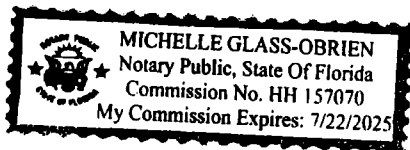
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:  
  
\_\_\_\_\_  
Contractor's Signature

ELLIOT JONES  
\_\_\_\_\_  
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 18 day of OCTOBER, 2021, by Elliot Jones as President for W. Gardner, LLC.



Michelle Glass-O'Brien  
Notary Public  
My Commission Expires: 7/22/2025

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "D" to Resolution

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

Utility Department

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INTEROFFICE MEMORANDUM

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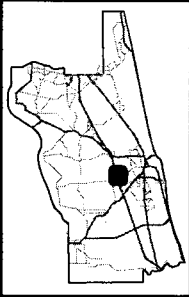
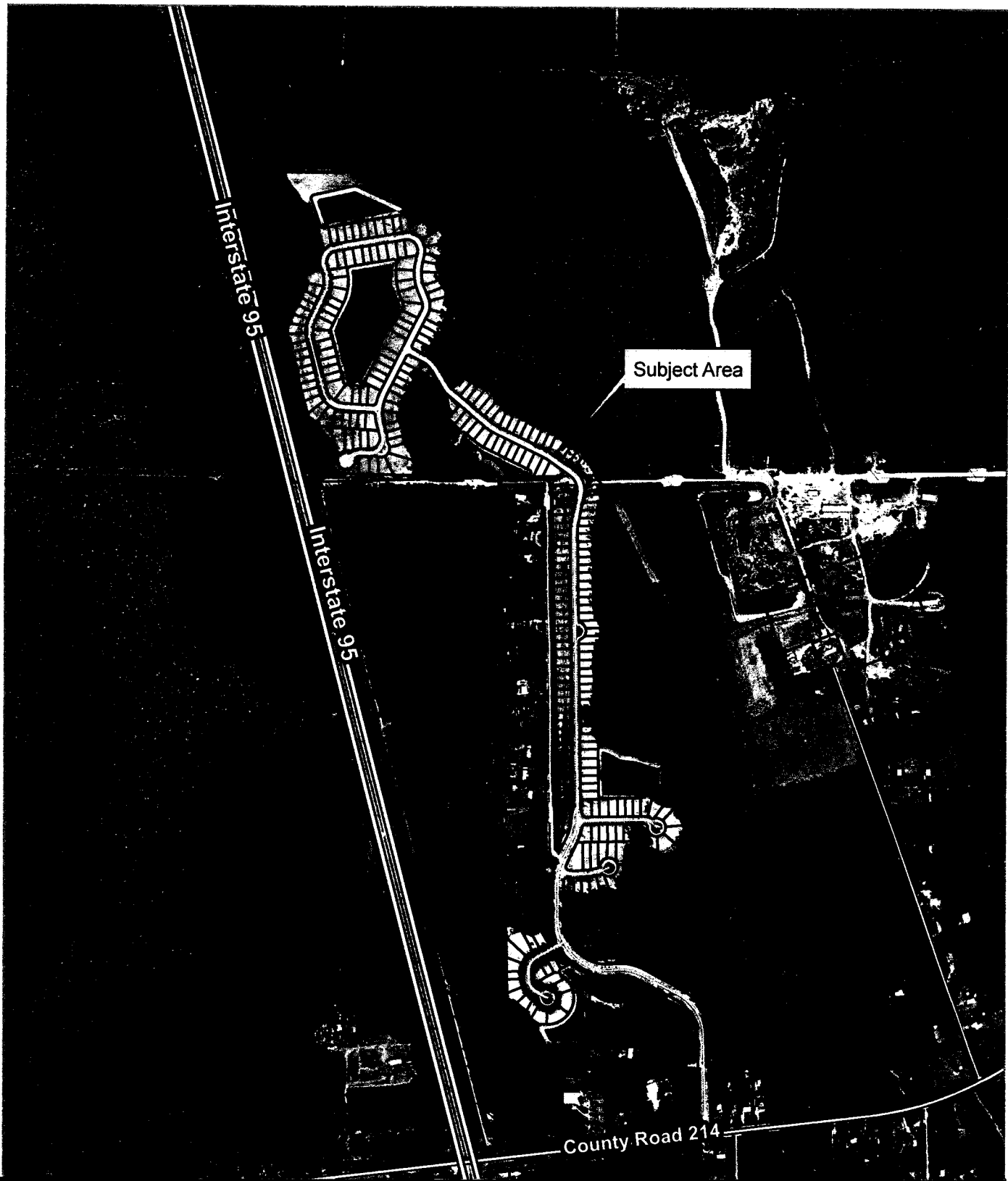
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Morgan's Cove  
DATE: June 8, 2022

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 Morgan's Cove.

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  
 0 215 430 860  
 Feet  
 Date: 6/10/2022

Bill of Sale, Final Release  
 of Lien, & Warranty  
  
 Morgan's Cove

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.

