

RESOLUTION NO. 2022- 421

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 SALT N SAND CARWASH LOCATED OFF OLD MOULTRIE ROAD.

RECITALS

WHEREAS, Salt N Sand Carwash, 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 Salt N Sand Carwash located off Old Moultrie Road; and

WHEREAS, Owen Development Group, 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 Salt N Sand Carwash, 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.

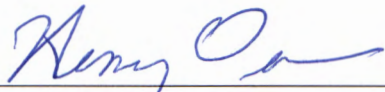
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

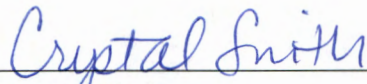
Section 4. The Clerk of the Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of November, 2022.

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

By: 
Chair

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


Deputy Clerk

Rendition Date NOV 17 2022





BILL OF SALE
UTILITY IMPROVEMENTS
for

Salt N Sand Car wash

Salt N Sand Car wash, 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 Salt N Sand Car wash"

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 23 of May, 2022

WITNESS:

[Signature]

Witness Signature

Lisa Owen

Print Witness Name

OWNER:

[Signature]

Owner's Signature

Stephen M. Bault

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 23 day of 2022, 2022, by Stephen Thibault as CP for St. J Property Management LLC, manager for Salt n Sand Carwash LLC

[Signature]

Notary Public

My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

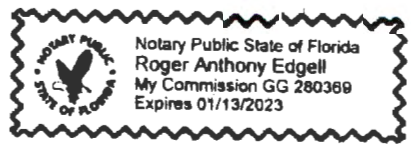




Exhibit "A" to Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Salt N Sand Carwash
 Contractor: Owen Development Group, LLC
 Developer: Salt N Sand Carwash, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 462.25	\$ 462.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Poly	Ea	1	\$ 2,268.00	\$ 2,268.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 2,730.25



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$2,730.25 (Two Thousand Seven Hundred Thirty and 25/100 Dollars) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 4/30/2022 to SALT N SAND CARWASH, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Salt N Sand Carwash

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 23rd of May, 2022 .

WITNESS:

Lisa Owen

Witness Signature

Lisa Owen

Print Witness Name

OWNER: Owen Development Group, LLC

Charles Owen

Lienor's Signature

Charles Owen

Print Lienor's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

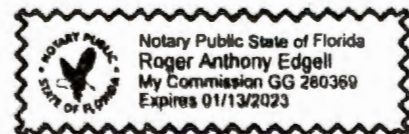
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May, 2021, by Charles Owen as Manager 22 for Owen Development Group LLC.

R. G. Edgell

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: Salt N Sand Carwash
 Contractor: Owen Development Group, LLC
 Developer: Salt N Sand Carwash, LLC

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	LF		\$ -	\$ -
	LF		\$ -	\$ -
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2" Poly	Ea	1	\$ 2,268.00	\$ 2,268.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 2,730.25



WARRANTY
UTILITY IMPROVEMENTS

Date: 5/22/2022
Project Title: Salt N Sand Carwash
St. Johns County, Florida

FROM: Owen Development Group, LLC
895 W. American Eagle Dr.
St. Augustine, FL 32092

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:



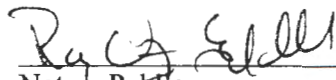
Contractor's Signature

Charles 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 23 day of May, 2021, by Charles Owen as Manager for Owen Development Group LLC.



Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

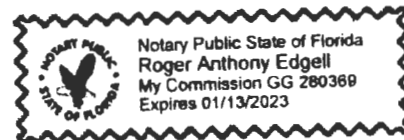




Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Salt N Sand Carwash WM
DATE: September 14, 2022

Please present the Warranty, Schedule of Values, Release of Lien and Bill of Sale to the Board of County Commissioners (BCC) for final approval and acceptance of Salt N Sand Carwash WM.

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 50 100 200
 Feet
 Date: 10/18/2022

Bill of Sale, Schedule of
 Values, Final Release
 of Lien, & Warranty

 Salt N Sand Carwash

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.

