

RESOLUTION NO. 2023- 8

**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 OFFSITE WATER MAIN TO SERVE GRAND OAKS LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Southeast Development Partners, 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 offsite water main to serve Grand Oaks located off State Road 16; and

**WHEREAS**, TB Landmark Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed along State Road 16 to serve Grand Oaks, 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.

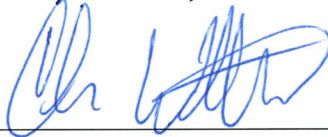
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Final Release of Lien in the Official Records and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

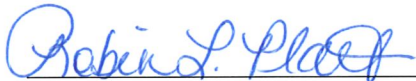
**PASSED AND ADOPTED** this 17th day of January, 2023.

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

By:   
Christian Whitehurst, Chair

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

**Rendition Date** JAN 17 2023

  
Deputy Clerk





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

(GRAND OAKS OFFSITE WATER MAIN)

Southeast Development Partners, LLC 233 Shell Bluff Court, Ponte Vedra Beach, FL 32082, (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 GRAND OAKS OFFSITE WATER MAIN"

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 25<sup>th</sup> of April, 2022.

**WITNESS:**

Mary E Bartlett  
Witness Signature

Mary E Bartlett  
Print Witness Name

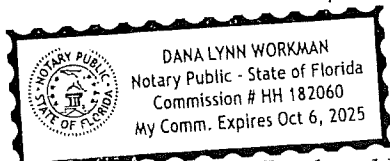
**OWNER:**

Keith Hyatt  
Owner's Signature

KEITH HYATT  
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 25<sup>th</sup> day of April, 2022, by KEITH HYATT as OWNER for Southeast Development Partners, LLC.



Dana Lynn Workman  
Notary Public DANA LYNN WORKMAN  
My Commission Expires: 10/06/2025

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: Grand Oaks- Offsite Water Main Extension  
 Contractor: T.B Landmark Construction, Inc.  
 Developer: Southeast Development Partners, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
20" DR-18 PVC	LF	12032	\$ 117.00	\$ 1,407,744.00
24" DR-11 HDPE	LF	1645	\$ 182.00	\$ 299,390.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
20" Gate Valves	Ea	17	\$ 15,550.00	\$ 264,350.00
6" Gate Valves (for Fire Hydrants)	Ea	15	\$ 1,843.00	\$ 27,645.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrants	Ea	15	\$ 6,699.60	\$ 100,494.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 2,099,623.00</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$2,099,623.00, Two million, ninety nine thousand, six hundred and twenty three dollars hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (6-14-22) to Southeast Development Partners, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR GRAND OAKS OFFSITE WATER MAIN EXTENSION”

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 14 of June, 2022.

**WITNESS:**

**T B Landmark Construction, Inc:**

[Signature]  
Witness Signature

[Signature]  
Lienor's Signature

Kim Pickett  
Print Witness Name

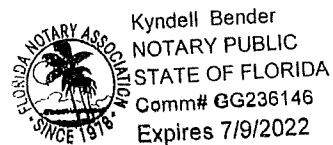
Martin Adams  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of June, 2022, by Marty Adams as Manager for T B Landmark.

[Signature]  
Notary Public  
My Commission Expires: 7-9-22

Personally Known or Produced Identification  
Type of Identification Produced





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

Project Name: Grand Oaks- Offsite Water Main Extension  
 Contractor: T.B Landmark Construction, Inc.  
 Developer: Southeast Development Partners, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
20" DR-18 PVC	LF	12032	\$ 117.00	\$ 1,407,744.00
24" DR-11 HDPE	LF	1645	\$ 182.00	\$ 299,390.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
20" Gate Valves	Ea	17	\$ 15,550.00	\$ 264,350.00
6" Gate Valves (for Fire Hydrants)	Ea	15	\$ 1,843.00	\$ 27,645.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrants	Ea	15	\$ 6,699.60	\$ 100,494.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 2,099,623.00</b>

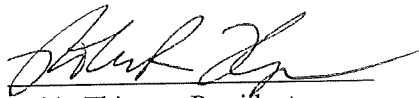
LIMITED POWER OF ATTORNEY

STATE OF FLORIDA  
COUNTY OF DUVAL

Known all men by these presents, T B Landmark Construction, Inc. ("T B Landmark"), a Florida Corporation with principal offices at 11220 New Berlin Road, Jacksonville, Florida 32226 does hereby irrevocably constitute, nominate, appoint and authorize, Martin Adams, who presently resides at 6042 Antigua Court, Orange Park, FL 32003, and who is presently employed by T B Landmark holding the position of Manager, as its true and lawful attorney-in-fact, to do in its name and on its behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of its bid for the proposed project, including but not limited to signing and submission of all bids, and other documents and writings, participating in bidders and other conferences, providing information/responses, representing it in all matters relating to the bidding process, signing and execution of all contracts and undertakings consequent to acceptance of its bid, and generally dealing with the necessary parties in all matters in connection with or relating to or arising out of its bid for the proposed project and/or upon award thereof to T B Landmark.

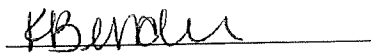
And T B Landmark hereby agrees to ratify and confirm, and does hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by its said attorney-in-fact pursuant to and in exercise of the powers conferred by this limited power of attorney, and that all acts, deeds, and things done by its said attorney-in-fact in exercise of the powers hereby conferred shall and shall always be deemed to have been done by T B Landmark.

In witness whereof, Robin Thigpen, on behalf of T B Landmark as its President, has executed this power of attorney on this 8<sup>th</sup> day of July, 2022.



Robin Thigpen, President  
T B Landmark Construction, Inc.

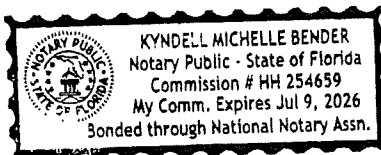
SWORN AND SUBSCRIBED BEFORE ME THIS 8<sup>TH</sup> DAY OF JULY, 2022 BY ROBIN THIGPEN.



(Notary Public)

Print Name: Kyndell Bender

My Commission Expires: 07/9/2026



Accepted by,



Martin Adams, Manager

T B Landmark Construction, Inc.

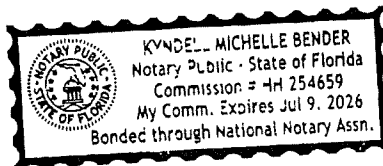
SWORN AND SUBSCRIBED BEFORE ME THIS 8<sup>TH</sup> DAY OF JULY, 2022 BY MARTIN ADAMS.



(Notary Public)

Print Name: Kyndell Bender

My Commission Expires: 07/9/2026





**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: April 22, 2022

Project Title: Grand Oaks Offsite Water  
Main

St. Johns County, Florida

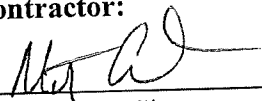
FROM: T B Landmark Construction, Inc  
11220 New Berlin Road  
Jacksonville FL, 32226

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

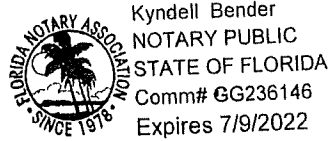
MARTINE ADAMS  
\_\_\_\_\_  
Print Contractor's Name

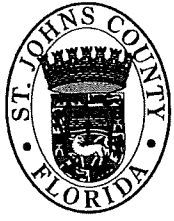
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4 day of MAY, 2022, by Marty Adams as Manager for T B Landmark.

K Bender  
Notary Public  
My Commission Expires: 7-9-22

Personally Known or Produced Identification  
Type of Identification Produced





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

Utility Department

---

---

INTEROFFICE MEMORANDUM

---

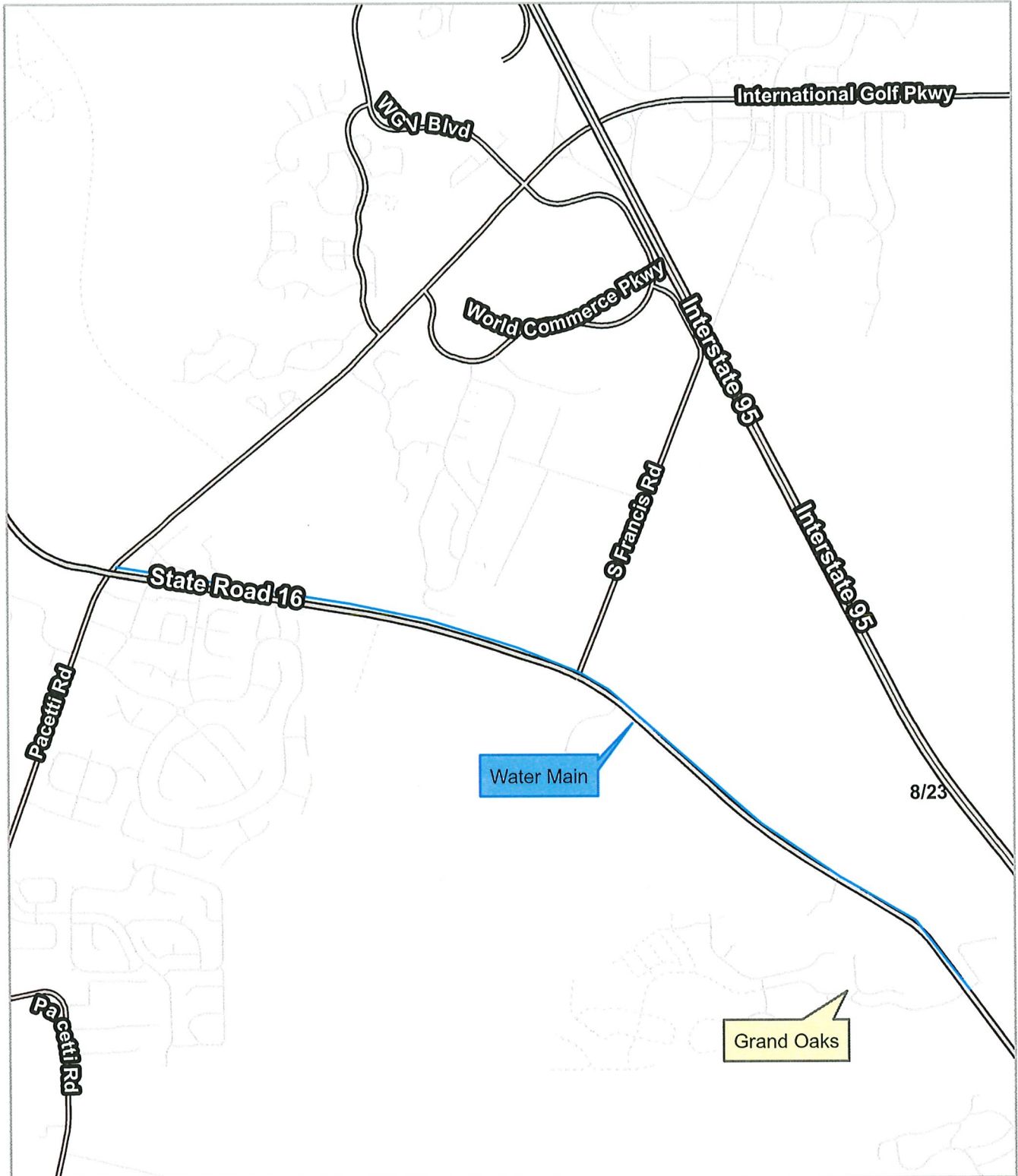
---

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Grand Oaks Offsite Watermain  
DATE: November 30, 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 Grand Oaks Offsite Watermain.

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.



0 550 1,100 2,200  
Feet

Date: 12/9/2022

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

Grand Oaks Offsite Water Main

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.

