

RESOLUTION NO. 2018- 256

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH WATER LINES SERVING VANCO FARMS INDUSTRIAL COOLER LOCATED OFF E ST. JOHNS AVENUE AND STATE ROAD 207.

RECITALS

WHEREAS, Allsite Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien, and a Warranty, attached hereto as Exhibits "A," and "B," incorporated by reference and made a part hereof, for work performed at Vanco Farms Industrial Cooler located off E St. Johns Avenue and State Road 207; and

WHEREAS, Vanco Farms USA, LLC has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water lines serving Vanco Farms Industrial Cooler located off E St. Johns Avenue and State Road 207; and

WHEREAS, the water lines have been installed within public right-of-way therefore no utility easement is needed; 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 Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values 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 Court is instructed to record the Final Release of Lien and file the Warranty and Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of August, 2018.

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

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 8/24/18



EXHIBIT "A" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum seventeen thousand three hundred ninety hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 4/16/2018 to Vanco Farms USA INC. to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Vanco Farms Industrial Cooler"

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 16th of April, 2018.

WITNESS:

Sheila Lester
Witness Signature

Sheilah Lester
Print Witness Name

OWNER:

Steven B Bell
Lienor's Signature

Steven B Bell
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 16th day of April, 2018, by Steven Bell who is personally known to me or has produced _____ as identification.

Stephen Kirkland
Notary Public



EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Vanco Farms Industrial Cooler
Contractor:	Allsite Contracting
Developer:	Vanco Farms USA, INC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR-18	LF	230	\$ -	\$ 9,840.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 1,600.00	\$ 4,800.00
2 1/2" Flushing Hydrant Assembly	Ea	1	\$ -	\$ 1,900.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
8" Fire Service (18 lf ~8" PVC DR-18)	Ea	1	\$ -	\$ 850.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 17,390.00

EXHIBIT "B" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: (4/4/2018)

Project Title: (Vanco Farms Industrial Cooler)

St. Johns County, Florida

FROM: (Allsite Contracting Inc)
(P.O. Box 331268)
(Jacksonville Beach, FL 32233)

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:

Steven R Bell
Contractor's Signature

Steven R Bell
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 16th day of April, 2018, by Steven Bell who is personally known to me or has produced _____ as identification.

Stephen Kirkland
Notary Public

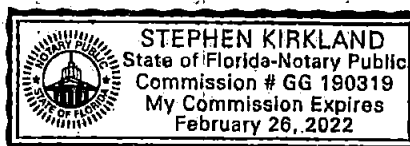


EXHIBIT "C" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Vanco Farms Industrial Cooler

Vanco Farms USA, 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"

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 24th of April 2018

WITNESS:

Witness Signature

Karina van Nieuwenhuyzen

Print Witness Name

OWNER:

Owner's Signature

Phillip Van Nieuwenhuyzen

Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of April, 2018, by Phillip Van Nieuwenhuyzen who is personally known to me or has produced _____ as identification.

Notary Public



ELIZABETH S. SCHOONOVER
MY COMMISSION # FF 131393
EXPIRES: June 30, 2018
Bonded Thru Budget Notary Services



EXHIBIT "A" TO BILL OF SALE
St. Johns County Utility Department
 Asset Management
 Schedule of Values

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Contractor:	Allsite Contracting
Developer:	Vanco Farms USA, INC.

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St. Johns County Board of County Commissioners

Utility Department

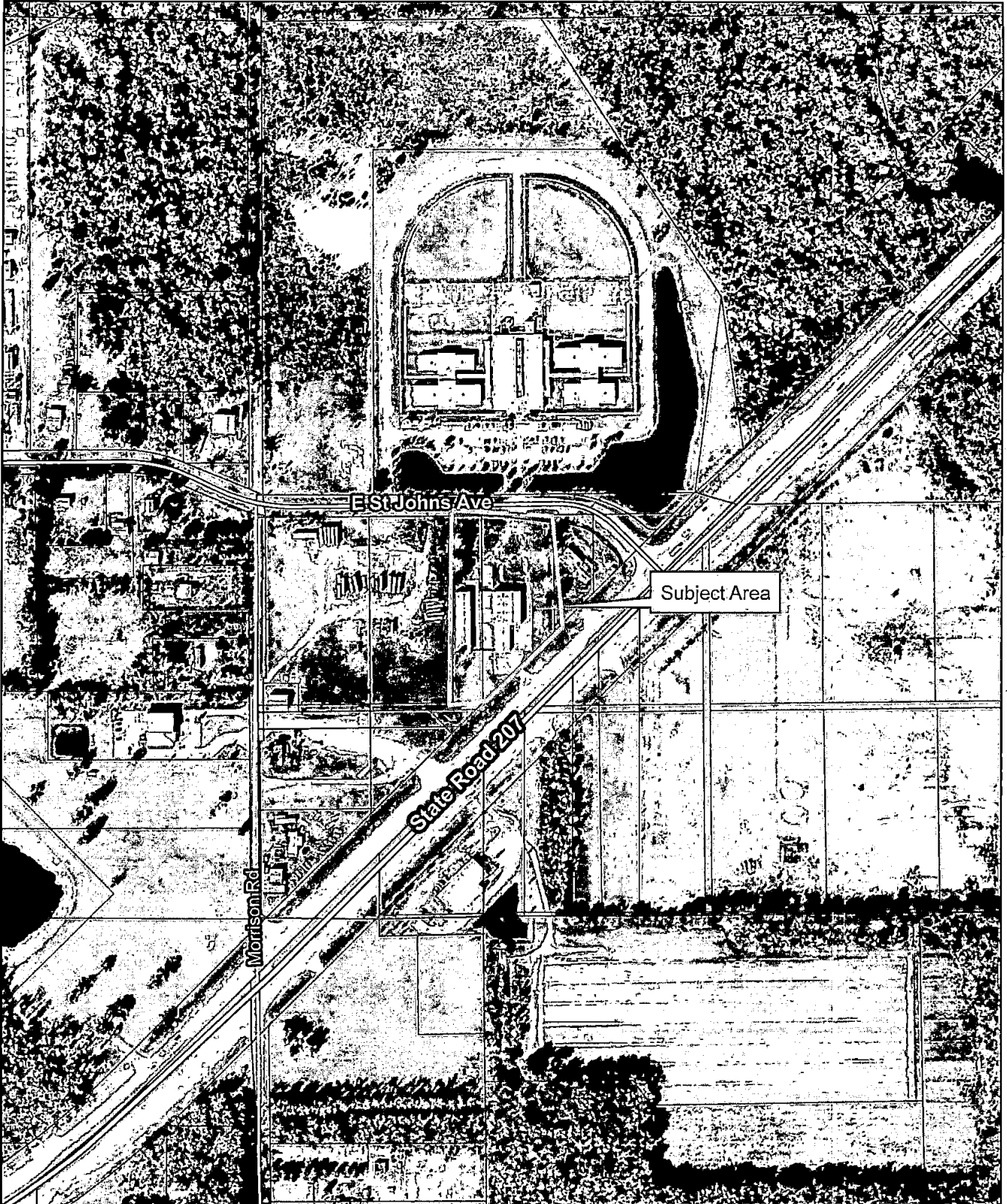
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Vanco Farms Industrial Cooler
DATE: July 2, 2018

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 Vanco Farms Industrial Cooler.

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.




 2013 Aerial Imagery
 0 100 200
 Feet
 July 11, 2018

**Bill of Sale, Warranty,
 Final Release of Lien**

Vanco Farms Industrial Cooler

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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.

