

RESOLUTION NO. 2018- 43

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 THE WATER AND SEWER LINES TO SERVE ARBOR MILL PHASE TWO LOCATED OFF COUNTY ROAD 16A.

RECITALS

WHEREAS, A.J. Johns, 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 Arbor Mill Phase Two located off County Road 16A; and

WHEREAS, RKS of Florida, 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 "C," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines to serve Arbor Mill Phase Two located off County Road 16A; and

WHEREAS, the water and sewer 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.

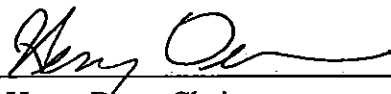
Section 2. The above described Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 20 day of February, 2018.

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

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 2/21/18



EXHIBIT A TO RESOLUTION

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS



The undersigned lienor, in consideration of the sum, \$248,121.93: Two Hundred Forty-Eight Thousand One Hundred Twenty-One and 93/100 Dollars, hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 16, 2017 to RKS of Florida, LLC to the following described property:

See Attached Exhibit A – Schedule of Values for Arbor Mill @ Mill Creek Phase II

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 19 of June, 2017.

WITNESS:

OWNER:

[Signature]
Witness Signature

[Signature]
Lienor's Signature

Penny Rutkey
Print Witness Name

Charles B. Laughlin
Print Lienor's Name Vice President.

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 16 day of June, 2017, by Charles B. Laughlin, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

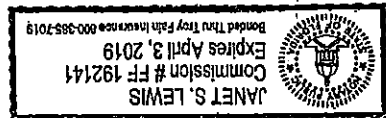


EXHIBIT A TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 EXHIBIT A - Schedule of Values

Project Name: ARBOR MILL @ MILL CREEK PH II (SJC)
 Contractor: A. J. JOHNS, INC.
 Developer: RKS OF FLORIDA

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC DR-18 WATER MAIN	LF	2856	\$ 20.12	\$ 57,462.72
10" HDPE ROAD CROSSING	LF	40	\$ 59.96	\$ 2,398.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	EA	5	\$ 1,165.98	\$ 5,829.90
6" GATE VALVE	EA	6	\$ 1,005.85	\$ 6,035.10
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	6	\$ 3,919.02	\$ 23,514.12
	EA		\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1 1/2" LONG DOUBLE SERVICES	EA	8	\$ 849.18	\$ 6,793.44
1" SHORT SINGLE SERVICES	EA	45	\$ 578.58	\$ 26,036.10
	EA		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 128,069.78

EXHIBIT B TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: June 16, 2017

Project Title: Arbor Mill @ Mill Creek Phase II
St. Johns County, Florida

FROM: A.J. Johns, Inc.
3225 Anniston Road
Jacksonville, FL 32246

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

Chad Cockrell

Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2017, ~~2007~~, by CHAD COCKRELL, Sr. PROJECT MANAGER 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

Notary Public

EXHIBIT C TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Arbor Mill @ Mill Creek Phase II

RKS of Florida, LLC, 161 Hampton Pt Dr Suite 1, St. Augustine, FL 32092, (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 Attached Exhibit A – Schedule of Values for Arbor Mill @ Mill Creek Phase II

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 19 of June, 2017.

WITNESS:

[Signature]
Witness Signature

S Kyle Widham
Print Witness Name

OWNER:

[Signature]
Owner's Signature *mgr RKS of Florida*

Samuel Crozier
Print Owner's Name

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2017, by SAMUEL CROZIER who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

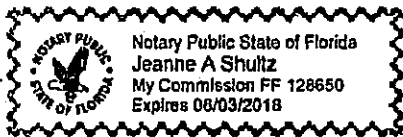


EXHIBIT A TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 EXHIBIT A - Schedule of Values

Project Name:	ARBOR MILL @ MILL CREEK PH II (SJC)
Contractor:	A. J. JOHNS, INC.
Developer:	RKS OF FLORIDA

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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1" SHORT SINGLE SERVICES	EA	45	\$ 578.58	\$ 26,036.10
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			\$ -	\$ -
Total Water System Cost				\$ 128,089.78



EXHIBIT D TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

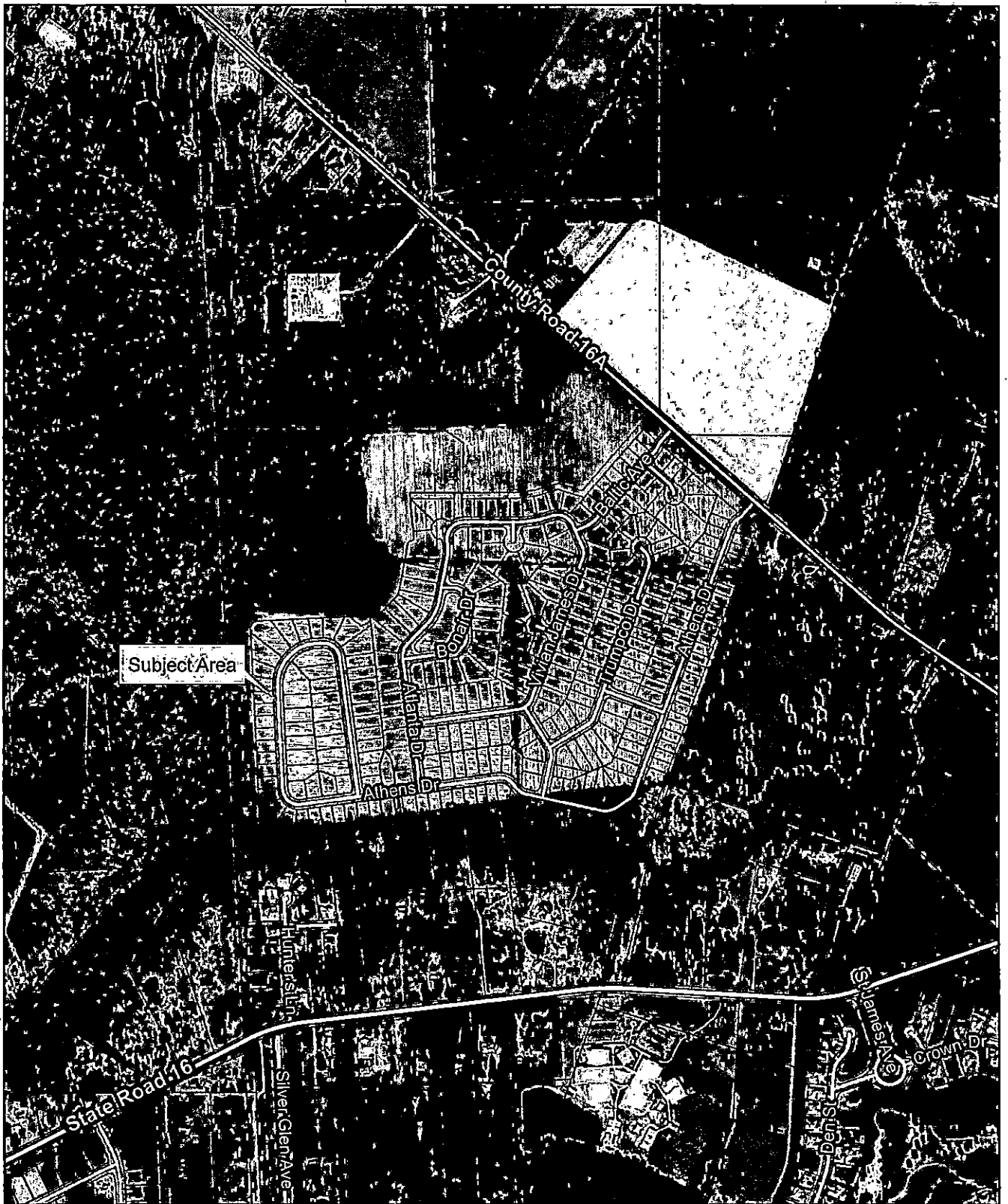
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Arbor Mill Phase 2
DATE: December 5, 2017

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty Letter to the Board of County Commissioners (BCC) for final approval and acceptance of Arbor Mill Ph 2.

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

0 250 500

Feet

January 12, 2018

Bill of Sale, Warranty, Final Release of Lien

Arbor Mill Phase Two

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.

