

RESOLUTION NO. 2019- 110

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 SEWER SYSTEM TO SERVE GRAN LAKE PHASE 2 LOCATED OFF PACETTI ROAD.

RECITALS

WHEREAS, Gran Lake, Inc., a Florida corporation, 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 sewer system to serve Gran Lake Phase 2 located off Pacetti Road; and

WHEREAS, A.J. Johns, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Gran Lake Phase 2; 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 2nd day of April, 2019.

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

By: Paul M. Waldron

Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman

Deputy Clerk

RENDITION DATE 4/4/19





BILL OF SALE
UTILITY IMPROVEMENTS
for
GRAN LAKE Phase II

GRAN LAKE, INC., a Florida corporation whose address is 414 Old Hard Road, Suite 502, Fleming Island, FL 32003, (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 GRAN LAKE 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 2 of January, 2019.

WITNESS:

Sandra Spencer

Witness Signature

Sandra Spencer

Print Witness Name

OWNER:

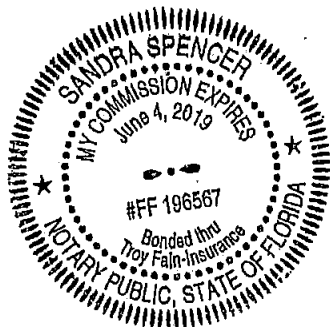
James Ricky Wood

Owner's Signature

James Ricky Wood
Print Owner's Name
as President

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 2 day of January, 2019 by James Ricky Wood who is personally known to me or has produced _____ as identification.



Sandra Spencer

Notary Public

Sandra Spencer

Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Gran Lakes Infrastructure PH II
 Contractor: A. J. JOHNS, INC.
 Developer: The Wood Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" PVC DR-18 WATER MAIN	LF		\$ -	\$ -
8" PVC DR-18 WATER MAIN	LF	3993	\$ 19.74	\$ 78,821.82
6" PVC DR-18 WATER MAIN	LF	233	\$ 14.49	\$ 3,376.17
4" PVC DR-18 WATER MAIN	LF	470	\$ 11.45	\$ 5,381.50
2" POLY SDR 9	LF	350	\$ 9.05	\$ 3,167.50
10" HDPE DR 11	LF	120	\$ 73.84	\$ 8,860.80
4" HDPE DR 11	LF		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Water Valves (Size and Type)				
8" GATE VALVE	EA	7	\$ 1,228.80	\$ 8,601.60
6" GATE VALVE	EA		\$ -	\$ -
4" GATE VALVE	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	EA	8	\$ 4,457.62	\$ 35,660.96
2" FLUSHING HYDRANT	EA	2	\$ 1,414.99	\$ 2,829.98
			\$ -	\$ -
Services (Size and Type)				
1" LONG DOUBLE SERVICES	EA	6	\$ 182.79	\$ 1,096.74
1" LONG SINGLE SERVICES	EA	27	\$ 717.91	\$ 19,383.57
1" SHORT SINGLE SERVICES	EA	11	\$ 569.20	\$ 6,261.20
			\$ -	\$ -
TOTAL WATER SYSTEM COST			\$	173,441.84



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Gran Lakes Infrastructure PH II
 Contractor: A. J. JOHNS, INC.
 Developer: The Wood Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	4519	\$ 20.33	\$ 91,871.27
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" PVC SDR-35	EA	3930	\$ 20.40	\$ 80,172.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
TYPE A	EA	20	\$ 4,211.66	\$ 84,233.20
TYPE B	EA	3	\$ 6,916.52	\$ 20,749.56
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
TOTAL SEWER SYSTEM COST				\$ 277,026.03

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$450,467.87, Four Hundred Fifty Thousand Four Hundred Sixty Seven and 87/100 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through January 4, 2019 to Gran Lake, Inc. to the following described property:

Gran Lake 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 2nd of Jan. 2019

WITNESS:

[Signature]
Witness Signature

Kenny Griffin
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Charles B. Laughlin
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 2nd day of January, 2019, by Charles B Laughlin who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Gran Lakes Infrastructure PH II
 Contractor: A. J. JOHNS, INC.
 Developer: The Wood Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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1" LONG DOUBLE SERVICES	EA	6	\$ 182.79	\$ 1,096.74
1" LONG SINGLE SERVICES	EA	27	\$ 717.91	\$ 19,383.57
1" SHORT SINGLE SERVICES	EA	11	\$ 569.20	\$ 6,261.20
			\$ -	\$ -
TOTAL WATER SYSTEM COST				\$ 173,441.84



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Gran Lakes Infrastructure PH II
Contractor:	A. J. JOHNS, INC.
Developer:	The Wood Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	4519	\$ 20.33	\$ 91,871.27
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			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
N/A			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
TOTAL SEWER SYSTEM COST				\$ 277,026.03

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: January 4, 2019

Project Title: Gran Lakes PH 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:

John Kirkland
Contractor's Signature

John Kirkland
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 2nd day of January 2019, by John Kirkland 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

Dawn R. Snyder
Notary Public



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Gran Lake Phase 2
DATE: March 5, 2019

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 Gran Lake Phase 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.



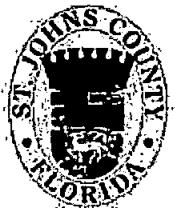
Subject Area

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

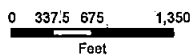
Gran Lake Phase 2

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.



2016 Aerial Imagery



Date: 3/7/2019