

RESOLUTION NO. 2019- 398

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, SEWER AND REUSE SYSTEMS TO SERVE SILVERLEAF CR 2209 & SILVERLEAF PARKWAY.

RECITALS

WHEREAS, White's Ford Timber, 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, sewer and reuse systems to serve Silverleaf CR 2209 & Silverleaf Parkway; and

WHEREAS, J. B. Coxwell Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf CR 2209 & Silverleaf Parkway, 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.

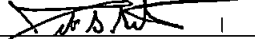
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener's 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 19th day of November, 2019.

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

By: 
Jeb S. Smith, Chairman

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 11/21/19



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **White's Ford Timber, LLC**, a Florida limited liability company, whose address is 111 Nature Walk Parkway, Suite 104, St. Augustine, FL 32092 ("**WFT**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, which has been or will be paid to it by **St. Johns County, Florida**, a political subdivision of the State of Florida ("**County**"), has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the County, its successors and assigns, the following described property, assets and rights, to wit:

The personal property, fixtures and equipment more particularly described on the Schedule of Improvements set forth on the attached **Exhibit "A"** (the "Improvements") And located within, above, or below the real property described on the attached **Exhibit "B"**.

TO HAVE AND TO HOLD all of the foregoing unto the County, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the WFT does, for its successors and assigns, hereby covenant to and with the County, its successors and assigns, that it is the lawful owner of the Improvements and that the Improvements are free from all liens and encumbrances; that County has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the Improvements have been paid in full; and that WFT will warrant and defend the conveyance of the Improvements against the lawful claims and demands of all parties claiming by, through or under WFT.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF WFT has caused this Bill of Sale to be signed in its name on the day and year above-written effective as of August 9, 2019.

Signed, sealed and delivered in the presence of:

WHITE'S FORD TIMBER, LLC, a Florida limited liability company

Kathy Merrow
Print Name: Kathy Merrow

By: Hutson Management, Inc., a Florida corporation, its manager

Travis J. Hutson
Print Name: Travis J. Hutson

By: John G. Metcalf
Name: John G. Metcalf
Its: Vice President

STATE OF FL)
)SS
COUNTY OF St. Johns)

The foregoing instrument was acknowledged before me this 9th day of August, 2019, by John G. Metcalf as Vice President of Hutson Management, Inc., the manager of White's Ford Timber, LLC, who is () personally known to me or () has produced a valid driver's license as identification.



KATHERINE MERROW
Commission # GG 295065
Expires January 24, 2023
Bonded Thru Budget Notary Services

Katherine Merrow
(Print Name Katherine Merrow)
NOTARY PUBLIC
State of FL at Large
Commission # GG 295065
My Commission Expires: 01/24/23
 Personally Known or Produced I.D.
Type of Identification Produced _____

Exhibit "A"

[Description of the Improvements]



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

REUSE

Project Name: Silverleaf CR 2209 & Silverleaf Pkwy Plans
Contractor: J.B. Coxwell Contracting, Inc.
Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
24" HDPE	LF	316	\$ 135.00	\$ 42,660.00
20" PVC DR25	LF	13,654	\$ 61.50	\$ 839,721.00
20" FPVC DR25	LF	449	\$ 135.00	\$ 60,615.00
20" HDPE	LF	311	\$ 63.19	\$ 19,652.09
16" PVC DR25	LF	10,814	\$ 42.00	\$ 454,188.00
16" HDPE	LF	1,416	\$ 47.30	\$ 66,976.80
12" PVC DR18	LF	1,720	\$ 33.00	\$ 56,760.00
12" FPVC	LF	90	\$ 47.30	\$ 4,257.00
12" PVC DR25	LF	51	\$ 33.00	\$ 1,683.00
Reuse Valves (Size and Type)				
20" G.V.	Ea	24	\$ 12,164.00	\$ 291,936.00
20" G.V. (S.A.)	Ea	6	\$ 12,164.00	\$ 72,984.00
16" G.V.	Ea	16	\$ 4,930.00	\$ 78,880.00
12" G.V.	Ea	13	\$ 2,120.00	\$ 27,560.00
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Flushing Hydrants	Ea	17	\$ 795.00	\$ 13,515.00
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 2,031,387.89



St. Johns County Utility Department
 Asset Management
 Schedule of Values

WATER

Project Name: Silverleaf CR 2209 & Silverleaf Pkwy Plans
 Contractor: J.B. Coxwell Contracting, Inc.
 Developer: White's Ford Timber

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
30" HDPE	LF	905	\$ 320.00	\$ 289,600.00
24" HDPE	LF	165	\$ 123.00	\$ 20,295.00
24" D.I.P.	LF	13,785	\$ 126.15	\$ 1,738,977.75
20" DR 25 PVC	LF	12,140	\$ 74.75	\$ 907,465.00
20" FPVC DR25	LF	670	\$ 123.00	\$ 82,410.00
20" FPVC DR25 (Directional Drill)	LF	190	\$ 245.00	\$ 46,550.00
16" PVC DR25	LF	10,685	\$ 60.00	\$ 641,100.00
16" HDPE	LF	1,088	\$ 81.00	\$ 88,128.00
12" PVC	LF	2,337	\$ 44.00	\$ 102,828.00
12" FPVC	LF	167	\$ 81.00	\$ 13,527.00
Water Valves (Size and Type)				
24" G.V. (SA)	Ea	22	\$ 16,361.00	\$ 359,942.00
20" G.V.	Ea	20	\$ 12,223.00	\$ 244,460.00
20" G.V. (SA)	Ea	1	\$ 12,223.00	\$ 12,223.00
16" G.V.	Ea	19	\$ 4,910.00	\$ 93,290.00
12" G.V.	Ea	20	\$ 2,110.00	\$ 42,200.00
6" G.V.	Ea	1	\$ 910.00	\$ 910.00
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	36	\$ 2,350.00	\$ 84,600.00
Flushing Hydrant 2"	Ea	19	\$ 858.00	\$ 16,302.00
Auto Flush	Ea	7	\$ 10,000.00	\$ 70,000.00
Sevices (Size and Type)				
	Ea		\$ -	\$ -
Total Water System Cost				\$ 4,854,807.75



St. Johns County Utility Department
 Asset Management
 Schedule of Values

SEWER

Project Name:	Silverleaf CR 2209 & Silverleaf Pkwy Plans
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	White's Ford Timber

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
24" HDPE	LF	233	\$ 178.00	\$ 41,474.00
20" PVC DR25	LF	6143	\$ 74.90	\$ 460,110.70
20" HDPE	LF	234	\$ 127.00	\$ 29,718.00
16" PVC DR25	LF	13975	\$ 58.75	\$ 821,031.25
16" FPVC DR25	LF	324	\$ 127.00	\$ 41,148.00
16" HDPE	LF	276	\$ 90.00	\$ 24,840.00
12" HDPE	LF	309	\$ 60.00	\$ 18,540.00
12" PVC DR18	LF	172	\$ 36.00	\$ 6,192.00
12" FPVC DR25	LF	110	\$ 90.00	\$ 9,900.00
12" PVC DR25	LF	76	\$ 36.00	\$ 2,736.00
10" PVC DR25	LF	10723	\$ 28.00	\$ 300,244.00
10" HDPE	LF	740	\$ 41.00	\$ 30,340.00
8" PVC DR25	LF	965	\$ 30.00	\$ 28,950.00
8" PVC DR18	LF	338	\$ 30.00	\$ 10,140.00
Sewer Valves (Size and Type)				
20" x 16" T.S. & V	Ea	1	\$ 17,000.00	\$ 17,000.00
20" GV	Ea	12	\$ 12,415.00	\$ 148,980.00
16" GV	Ea	14	\$ 5,105.00	\$ 71,470.00
12" GV	Ea	1	\$ 2,432.87	\$ 2,432.87
10" GV	Ea	15	\$ 2,010.00	\$ 30,150.00
8" GV	Ea	11	\$ 1,415.00	\$ 15,565.00
ARV	Ea	21	\$ 5,750.00	\$ 120,750.00
Force Main Check Valve (Installation Only)	Ea	1	\$ 29,215.58	\$ 29,215.58
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
Lift Statlon				
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 2,260,927.40

Exhibit "B" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$9,147,123.04 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 29, 2019 to White's Ford Timber, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Silverleaf CR 2209 & Silverleaf Pkwy Plans

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 3rd of August 2019.

WITNESS:

William M. Hood III
Witness Signature

William M. Hood III
Print Witness Name

OWNER:

Christopher C. Blank
Lienor's Signature

Christopher C. Blank
Print Lienor's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 3rd day of August, 2019 by _____ who is personally known to me or has produced personally known as identification.

Jennifer M. Tucker
Notary Public

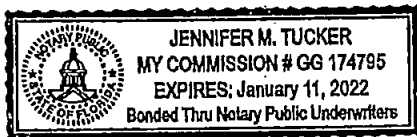




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
Asset Management
Schedule of Values

REUSE

Project Name: Silverleaf CR 2209 & Silverleaf Pkwy Plans
Contractor: J.B. Coxwell Contracting, Inc.
Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
24" HDPE	LF	316	\$ 135.00	\$ 42,660.00
20" PVC DR25	LF	13,654	\$ 61.50	\$ 839,721.00
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12" G.V.	Ea	13	\$ 2,120.00	\$ 27,560.00
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Sevices (Size and Type)				
2" Flushing Hydrants	Ea	17	\$ 795.00	\$ 13,515.00
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 2,031,387.89



St. Johns County Utility Department

Asset Management

Schedule of Values

WATER

Project Name: Silverleaf CR 2209 & Silverleaf Pkwy Plans
 Contractor: J.B. Coxwell Contracting, Inc.
 Developer: White's Ford Timber

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12" G.V.	Ea	20	\$ 2,110.00	\$ 42,200.00
6" G.V.	Ea	1	\$ 910.00	\$ 910.00
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Fire Hydrant	Ea	36	\$ 2,350.00	\$ 84,600.00
Flushing Hydrant 2"	Ea	19	\$ 858.00	\$ 16,302.00
Auto Flush	Ea	7	\$ 10,000.00	\$ 70,000.00
Sevices (Size and Type)				
	Ea		\$ -	\$ -
Total Water System Cost				\$ 4,854,807.75



St. Johns County Utility Department
 Asset Management
 Schedule of Values

SEWER

Project Name: Silverleaf CR 2209 & Silverleaf Pkwy Plans
 Contractor: J.B. Coxwell Contracting, Inc.
 Developer: White's Ford Timber

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
24" HDPE	LF	233	\$ 178.00	\$ 41,474.00
20" PVC DR25	LF	6143	\$ 74.90	\$ 460,110.70
20" HDPE	LF	234	\$ 127.00	\$ 29,718.00
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10" PVC DR25	LF	10723	\$ 28.00	\$ 300,244.00
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8" PVC DR25	LF	965	\$ 30.00	\$ 28,950.00
8" PVC DR18	LF	338	\$ 30.00	\$ 10,140.00
Sewer Valves (Size and Type)				
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20" GV	Ea	12	\$ 12,415.00	\$ 148,980.00
16" GV	Ea	14	\$ 5,105.00	\$ 71,470.00
12" GV	Ea	1	\$ 2,432.87	\$ 2,432.87
10" GV	Ea	15	\$ 2,010.00	\$ 30,150.00
8" GV	Ea	11	\$ 1,415.00	\$ 15,565.00
ARV	Ea	21	\$ 5,750.00	\$ 120,750.00
Force Main Check Valve (Installation Only)	Ea	1	\$ 29,215.58	\$ 29,215.58
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 2,260,927.40

Exhibit "C" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: August 3, 2019

Project Title: Silverleaf CR 2209 &
Silverleaf Pkwy Plans
St. Johns County, Florida

FROM: J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West
Jacksonville, FL 32254

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

Christopher C. Blank
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 3rd day of August, 2019, by _____ who is personally known to me or has produced personally known as identification.

Jennifer M. Tucker
Notary Public



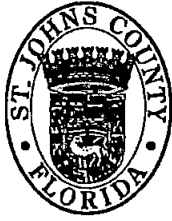


Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

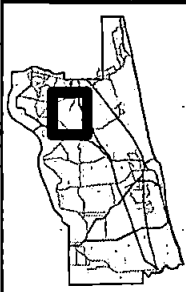
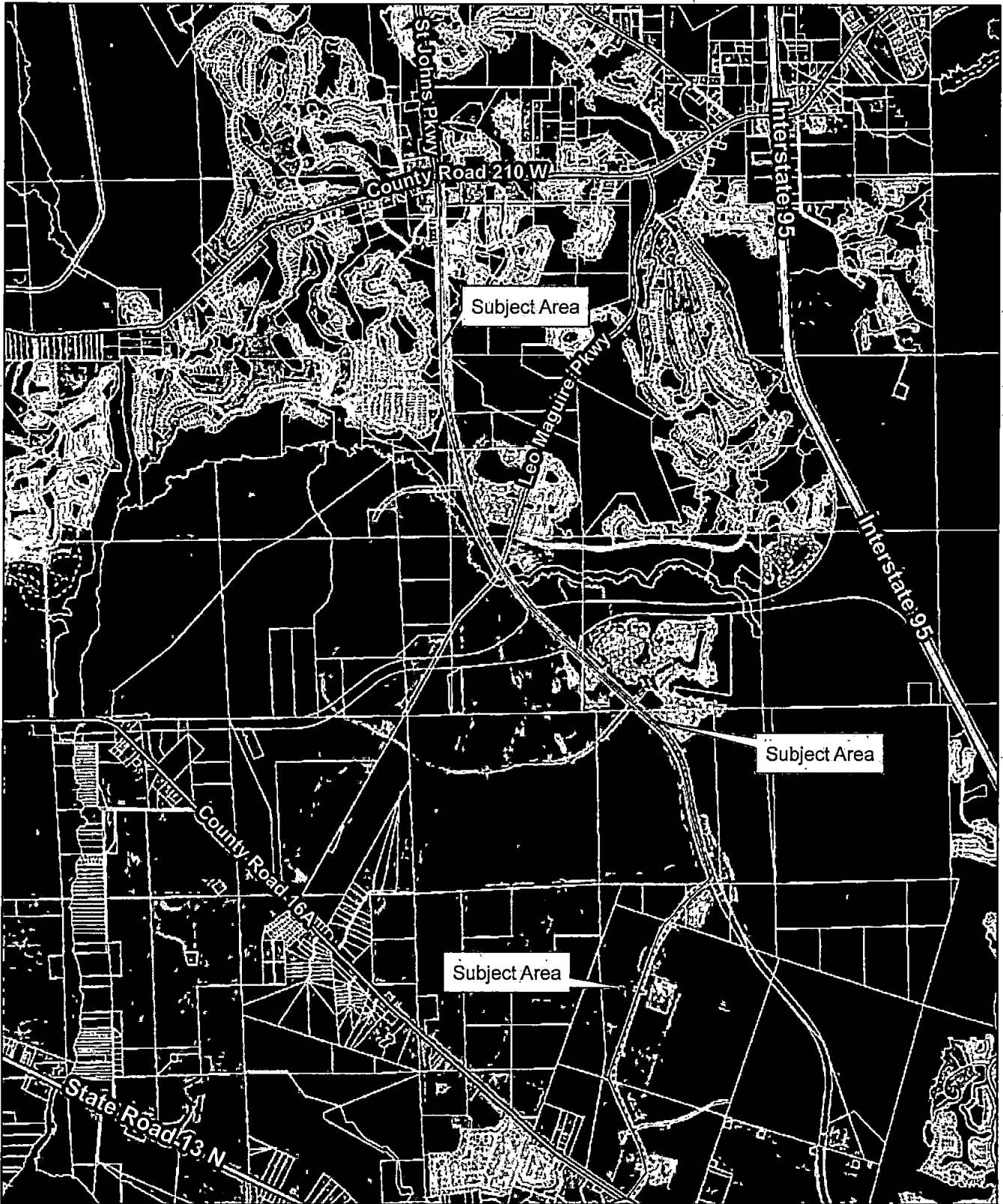
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Silverleaf CR 2209 & Silverleaf Pkwy Plans
DATE: October 23, 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 Silverleaf CR 2209 & Silverleaf Pkwy Plans.

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.



2016 Aerial Imagery
 0 900 1,800 3,600
 Feet
 Date: 10/28/2019

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

**Silverleaf CR 2209 &
 Silverleaf Parkway**

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.

