

RESOLUTION NO. 2020- 241

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 SYSTEM TO SERVE RACETRAC #1270 – PALENCIA LOCATED OFF US 1 NORTH.

RECITALS

WHEREAS, Racetrac Petroleum, Inc., a Georgia 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 water system to serve Racetrac #1270 – Palencia located off US 1 North; and

WHEREAS, Dykstra Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Racetrac #1270 - Palencia, 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.

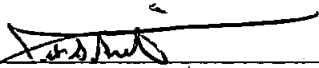
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 7th day of July, 2020.

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

By: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

RENDITION DATE 7/9/20



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
RACETRAC PALENCIA

Racetrac Petroleum, Inc. (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 RACETRAC PALENCIA"

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 _____ of _____, 2020.

WITNESS:

Witness Signature

William Barnes

Print Witness Name

OWNER:

Owner's Signature

Max McBrayer, Chief Executive Officer

Print Owner's Name

STATE OF FLORIDA GA
COUNTY OF COSHO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2020, by Max McBrayer as CEO for Racetrac.

Karla Louissaint
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
01/23/2021

Notary Public
My Commission Expires: 1/23/21

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Racetrac Palencia 112 Palencia Village Dr
Contractor:	Dykstra Construction
Developer:	Racetrac Petroleum, Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE Watermain	LF	258	\$ 16.75	\$ 4,321.50
2" 90 Degree Bend	EACH	1	\$ 350.00	\$ 350.00
2" 45 Degree Bend	EACH	1	\$ 350.00	\$ 350.00
8" X 2" Tapping Sleeve	EACH	1	\$ 2,400.00	\$ 2,400.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 7,421.50



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$7,421.50, hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 27, 2020 to Racetrac Petroleum, Inc. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR RACETRAC PALENCIA”

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 31st of Mar, 2020

WITNESS:

Ronda Cozart
Witness Signature

Ronda Cozart
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Darry Dykstra, President
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2020, by Darry Dykstra as President for Dykstra Construction

Courtney Spears
Notary Public
My Commission Expires: September 22, 2023

Personally Known or Produced Identification
Type of Identification Produced



COURTNEY SPEARS
Commission # GG 913624
Expires September 22, 2023
Bonded Thru Budget Notary Services



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Racetrac Palencia 112 Palencia Village Dr
Contractor:	Dykstra Construction
Developer:	Racetrac Petroleum, Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 7,421.50



WARRANTY
UTILITY IMPROVEMENTS

Date: 4/8/2020

Project Title: Racetro #2536 - Palencia Village
St. Johns County, Florida

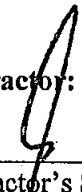
FROM: Dykstra Construction, Inc.
1409 E Baker St.
Plant City, FL 33563

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

Darry Dykstra, President

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of April, 2020, by Darry Dykstra as President for Dykstra Construction, Inc.



COURTNEY SPEARS
Commission # GG 913624
Expires September 22, 2023
Bonded Thru Budget Notary Services

Courtney Spears
Notary Public
My Commission Expires: 9/22/2023

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

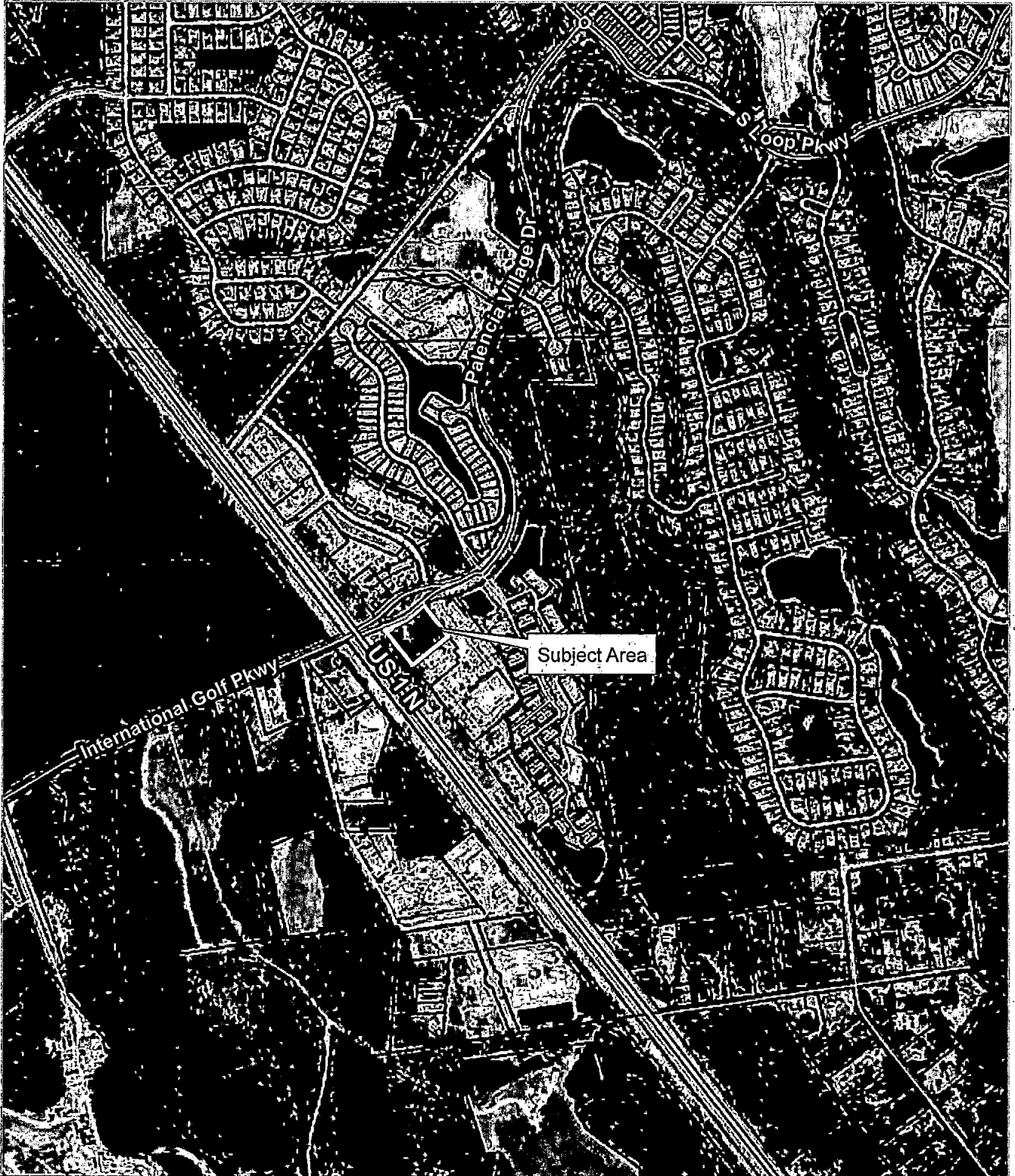
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Racetrac #1270 - Palencia
DATE: May 18, 2020

Please present the Bill of Sale, Schedule of Values, Release of Lien, Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Racetrac #1270 – Palencia.

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.



2019 Aerial Imagery
 0 212.5 425 850
 Feet.
 Date: 6/2/2020

Bill of Sale, Final
 Release of Lien &
 Warranty

Racetrac #1270- Palencia

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.

