

RESOLUTION NO. 2023- 141

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE GRAND OAKS – LARGE AMENITY LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Southeast Development Partners, 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 system to serve Grand Oaks – Large Amenity located off State Road 16; and

WHEREAS, W. Gardner, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Grand Oaks – Large Amenity, 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.

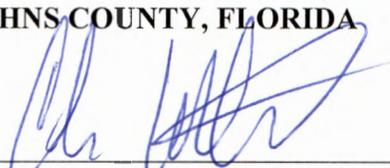
Section 2. The above described Bill of Sale, Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

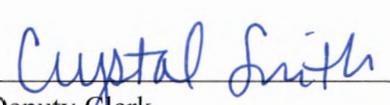
Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of may, 2023.

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

By: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller


Deputy Clerk

Rendition Date MAY 02 2023



ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Grand Oaks Large Amenity

Southeast Development Partners, LLC, 233 Shell Bluff Court, Ponte Vedra Beach, FL 32082

Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 12TH of December, 20 22.

WITNESS:

[Signature]
Witness Signature

William E. Schaefer
Witness Print Name

OWNER:

[Signature]
Owner Signature

KEITH HYATT
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12TH day of December, 20 22, by Keith Hyatt as Owner for Southeast Development Partners, LLC

Michele A. DeBernardis
Notary Public
My Commission Expires: Dec. 19, 2024

Personally Known or Produced Identification
Type of Identification Produced

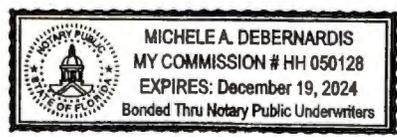


Exhibit "A" to Bill of Sale

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - WATER				
Project Name:	Grand Oaks Ph2 Large Amenity Center			
Contractor:	W. Gardner LLC			
Developer:	Southeast Development Partners			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" Poly	LF	5	\$ 47.93	\$ 239.65
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Water Valves (Size and Type)				
2" GATE VALVE	EA	1	\$ 1,276.09	\$ 1,276.09
				\$ -
				\$ -
				\$ -
				\$ -
Hydrants Assembly (Size and Type)				
				\$ -
				\$ -
				\$ -
Sevices (Size and Type)				
SJCUD 2" SERVICES SINGLE	EA	1	\$ 3,237.70	\$ 3,237.70
				\$ -
			\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 4,753.44

Exhibit "B" to Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$4,753.44

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
9/12/2022 to Southern Development Partners
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Grand Oaks Phase 2 Large Amenity Center

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 13 day of SEPTEMBER,
2022.

WITNESS:

Witness Signature

SHAWN THOMAS
Print Witness Name

CONTRACTOR:

Lienor's Signature

ELLIOT JONES
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 13 day of September, 2022, by
Elliot Jones as President for
W. Gardner, LLC

Michelle Glass-O'Brien
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced

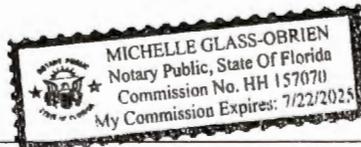


Exhibit "A" to Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - WATER				
Project Name:	Grand Oaks Ph2 Large Amenity Center			
Contractor:	W. Gardner LLC			
Developer:	Southeast Development Partners			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" Poly	LF	5	\$ 47.93	\$ 239.65
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Water Valves (Size and Type)				
2" GATE VALVE	EA	1	\$ 1,276.09	\$ 1,276.09
				\$ -
				\$ -
				\$ -
				\$ -
Hydrants Assembly (Size and Type)				
				\$ -
				\$ -
				\$ -
Sevices (Size and Type)				
SJCUD 2" SERVICES SINGLE	EA	1	\$ 3,237.70	\$ 3,237.70
				\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 4,753.44

Exhibit "C" to Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT
3E – CLOSEOUT - WARRANTY

Date: 9/12/2022
Project Title: Grand Oaks PH2 Amenity Cntr
FROM: W. Gardner, LLC.
Contractor's Name
Address: 4929 Atlantic Blvd
Jacksonville, FL 32207

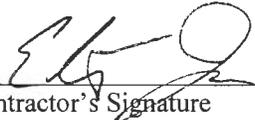
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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:

ELLIOT JONES
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 13 day of September, 2022, by Elliot Jones as President for W. Gardner, LLC.


Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced

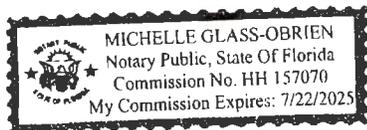




Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Grand Oaks – Large Amenity
DATE: February 23, 2023

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 Grand Oaks – Large Amenity.

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.



2021 Aerial Imagery

Date: 4/3/2023

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

Grand Oaks - Large Amenity

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.

