

RESOLUTION NO. 2023- 171

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, AND RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE AG PRO LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, AGNL Tractor III (FL) LLC, has executed and presented to St. Johns 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 Force Main sewer system to serve Ag Pro; and

**WHEREAS**, Kent Bros., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed along State Road 16 to serve Ag Pro, attached hereto as Exhibits “B” and “C”, incorporated by reference and made 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 and/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.

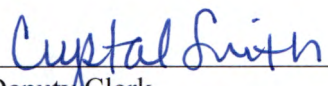
PASSED AND ADOPTED by the Board of County Commissioners this 6th day of June, 2023.

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

Rendition Date JUN 06 2023

By:   
Christian Whitehurst, Chair

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

  
Deputy Clerk

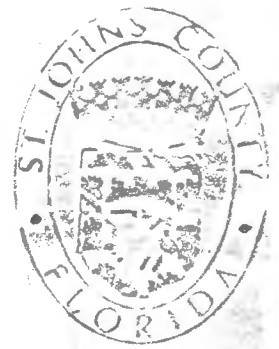


Exhibit "A" to Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: AG PRO 1950 STATE ROAD 16

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 16<sup>th</sup> of February, 2023.

WITNESS:

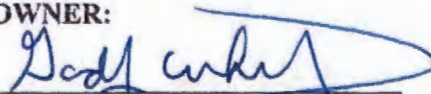


Witness Signature

Pierce Cote

Witness Print Name

OWNER:



Owner Signature

Gordon J. Whiting

Owner Print Name

By: Gordon J. Whiting, President and  
Managing Director of AGNL Manager IV, Inc.,  
manager of AGNL Tractor III (FL)

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
online notarization, this 16<sup>th</sup> day of February, 2023, by

Gordon J. Whiting as President & Managing Director for  
AGNL Tractor III (FL)

William Hendon  
Notary Public

My Commission Expires: May 24, 2025

Personally Known or Produced Identification  
Type of Identification Produced

William A. Hendon  
Notary Public, State of New York  
Reg. No. 01HE6417910  
Qualified in New York County  
Commission Expires May 24, 2025

Exhibit "A" to Bill Of Sale

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - SEWER**

Project Name: AG PRO 1950 ST ROAD 16  
 Contractor: Kent Bros Inc  
 Developer: Lands Construction Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Forcemains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS	LF	40	\$ 100 -	\$ 4,000 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
12 X 2 Tapping Saddle	Ea	1	\$ 1,000 -	\$ 1,000 -
2" Gate Valve	Ea	2	\$ 750 -	\$ 1,500 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
N/A	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
N/A	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep N/A	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Pump Stations N/A</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 6,500 -</b>

Exhibit "B" to Resolution



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

The undersigned lienor, in consideration of the sum

\$ 6,500.00

hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through

02/27/2023 to Lands Construction inc / AG PRO  
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR FM SERVICE CONNECTION

PROJECT NAME AG PRO 1950 STATE ROAD 16

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 27 day of February, 2023.

WITNESS: [Signature]  
Witness Signature  
Holden Crews  
Print Witness Name

OWNER: [Signature]  
Lienor's Signature  
Ron Kent  
Print Lienor's Name

STATE OF Putnam Florida  
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of February, 2023, by Ron Kent as President for Kent Bros Inc.

[Signature]  
Notary Public  
My Commission Expires: Sep 12 2026

Personally Known or Produced Identification  
Type of Identification Produced  
FL DL

KIMBERLY TROIANO  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH 31 1279  
MY COMMISSION EXPIRES SEP. 12, 2026  
Revised January 2021

Exhibit "A" to Final Release Of Lien

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - SEWER**

Project Name: AG PRO 1950 ST ROAD 16  
 Contractor: Kent Bros Inc  
 Developer: Lands Construction Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Forcemains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS	LF	40	\$ 100 -	\$ 4,000 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
12 X 2 Tapping Saddle	Ea	1	\$ 1,000 -	\$ 1,000 -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
N/A	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
N/A	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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4-6 foot deep N/A	EA		\$ -	\$ -
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10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Pump Stations N/A</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 6,500 -</b>

Exhibit "C" to Resolution

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

Date: 02/27/2023  
Project Title: AG PRO 1950 STATE ROAD 16  
FROM: KENT BROS INC  
Contractor's Name  
Address: 108 JAX LANE  
PALATKA, FL 32177

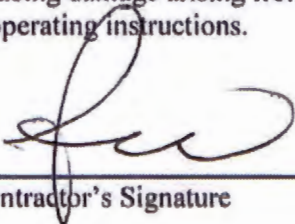
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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.

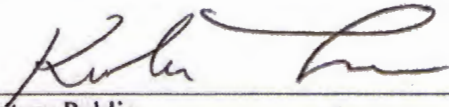
Contractor:

Ron Kent  
Print Contractor's Name

  
Contractor's Signature

STATE OF Potham  
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 27<sup>th</sup> day of February, 2023, by  
Ron Kent as President for  
Kent Bros Inc.

  
Notary Public  
My Commission Expires: Sep 12 2026

Personally Known or Produced Identification  
Type of Identification Produced

FL DL

KIMBERLY TROIANO  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH 311279  
MY COMMISSION EXPIRES SEP. 12, 2026

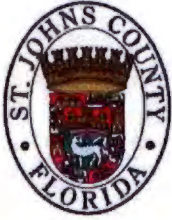


Exhibit "D" to Resolution

**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Ag Pro SR16 FM (ASBUILT2023000017)  
**DATE:** April 5, 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 Ag Pro SR16 FM.

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



2021 Aerial Imagery

Date: 5/1/2023

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

AgPro SR16 FM

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.

