

RESOLUTION NO. 2023- 203

**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 AND SEWER SYSTEMS TO SERVE GARRISON SUBDIVISION PHASE 1, LOCATED OFF US 1 NORTH IN PONTE VEDRA.**

**RECITALS**

**WHEREAS**, Garrison Construction, Inc., a Florida corporation, 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 water and sewer systems to serve Garrison Subdivision Phase 1; and

**WHEREAS**, Allsite Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed along Monet Avenue to serve Garrison Subdivision Phase 1, 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, Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

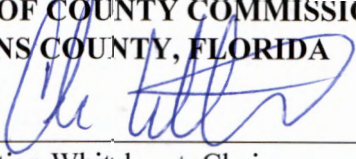
Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 20th day of June, 2023.

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

Rendition Date JUN 20 2023

By:   
Christian Whitehurst, Chair

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

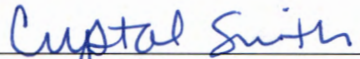
  
Deputy Clerk



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

**PROJECT:** Monet Avenue Water & Sewer - Phase 1 of Sub-Con 2021-000031

Garrison Construction, Inc. 3948 3rd St. So., #336, Jacksonville Beach, Florida 32250

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.

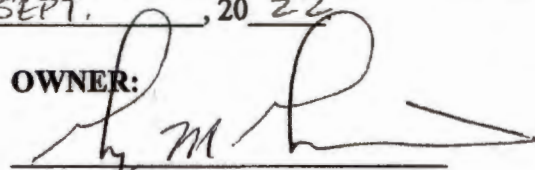
IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 9 of SEPT., 20 22

WITNESS:

  
\_\_\_\_\_  
Witness Signature

AND TIPPINS  
\_\_\_\_\_  
Witness Print Name

OWNER:

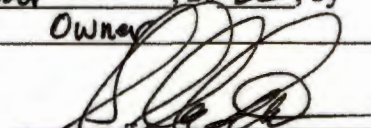
  
\_\_\_\_\_  
Owner Signature

Gary Garrison/ Garrison Construction, Inc.  
\_\_\_\_\_  
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 9 day of September, 20 22, by

Gary Garrison as Owner for  
Garrison Construction, Inc.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/19/2025

Personally Known or Produced Identification  
Type of Identification Produced

Florida Drivers License



**Stan Alan Acree**  
Notary Public, State of Florida  
My Commission Expires 02/19/2025  
Commission No. HF 44999



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

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Project Name: GARRISON SUB DIVISION SUB-CON 21-31  
Contractor: ALLSITE CONTRACTING, INC  
Developer: GARY GARRISON

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	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" SHORT SINGLE	Ea	1	\$ 2,150.00	\$ 2,150.00
1" LONG DOUBLE	Ea	1	\$ 3,780.00	\$ 3,780.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 5,930.00</b>





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: GARRISON SUB DIVISION SUB-CON 21-31  
 Contractor: ALLSITE CONTRACTING, INC.  
 Developer: GARY GARRISON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26	LF	85	\$ 74.00	\$ 6,290.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26	EA	3	\$ 1,360.00	\$ 4,080.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep TYPE A	EA	1	\$ 7,200.00	\$ 7,200.00
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</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>\$ 17,570.00</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  
Twenty three thousand five hundred and 00/100  
hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or  
materials furnished through  
7/25/22 to Gary Garrison  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Garrison Sub Divison/Monet Ave Sub Con #21-31 PHASE 1

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 7<sup>TH</sup> day of SEPTEMBER,  
20 22.

WITNESS:

Deborah Carter  
Witness Signature

DEBORAH CARTER  
Print Witness Name

OWNER: Allsite Contracting, Inc.

Steven R. Bell  
Lienor's Signature

Steven R. Bell  
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 7<sup>TH</sup> day of SEPTEMBER, 20 22, by  
STEVEN R. BELL as CEO for  
ALLSITE CONTRACTING, INC.

Stephen Kirkland  
Notary Public  
My Commission Expires: 4-5-26

Personally Known or Produced Identification  
Type of Identification Produced







**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: GARRISON SUB DIVISION SUB-CON 21-31  
 Contractor: ALLSITE CONTRACTING, INC  
 Developer: GARY GARRISON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
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			\$ -	\$ -
			\$ -	\$ -
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1" LONG DOUBLE	Ea	1	\$ 3,780.00	\$ 3,780.00
	Ea		\$ -	\$ -
			\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 5,930.00</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: GARRISON SUB DIVISION SUB-CON 21-31  
 Contractor: ALLSITE CONTRACTING, INC.  
 Developer: GARY GARRISON

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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<b>Manholes (Size and Type)</b>				
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> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</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>\$ 17,570.00</b>



Exhibit "C" to Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3E - CLOSEOUT - WARRANTY**

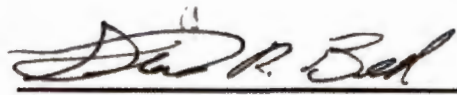
Date: 9/7/22  
Project Title: Garrison Sub Division/Monet #21-31 PHASE 1  
FROM: Allsite Contracting, Inc.  
Contractor's Name  
Address: 5845 Cisco Drive West  
Jax, FL 32219  
  
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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:**

Steven R. Bell




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 7<sup>TH</sup> day of SEPTEMBER, 2022, by STEVEN R. BELL as CEO for ALLSITE CONTRACTING, INC.

  
Notary Public  
My Commission Expires: 9-7-2022

Personally Known or Produced Identification  
Type of Identification Produced





**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:** Garrison SD – Phase 1 (ASBULT 2022000065)  
**DATE:** November 17, 2020

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 Garrison SD – Phase 1.

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: 5/17/2023

**Garrison Subdivision - Phase 1**  
**Bill of Sale, Schedule of Values,**  
**Final Release of Lien, &**  
**Warranty**

**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.

