

RESOLUTION NO. 2023- 268

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE TRAILMARK EAST PARCEL 1 AMENITY CENTER.

RECITALS

WHEREAS, Six Mile Creek Community Development District, has executed and presented to St. Johns County a Bill of Sale with 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 Trailmark East Parcel 1 Amenity Center; and

WHEREAS, Premier American Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Trailmark East Parcel 1 Amenity Center, 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

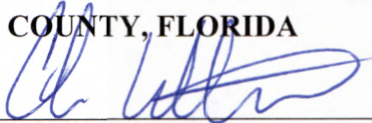
Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 1st day of August, 2023.

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

Rendition Date AUG 03 2023

By: 
Christian Whitehurst, Chair

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

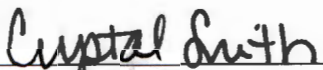

Deputy Clerk



Exhibit "A" to Resolution

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

PROJECT: TRAILMARK EAST PARCEL PHASE 1 AMENITY CENTER

Owners Name and Address, Six Mile Creek CDD, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (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 5th of April, 2023.

WITNESS:

[Signature]
Witness Signature

Masilee Giles
Witness Print Name

OWNER:

[Signature]
Owner Signature

James Oliver, Manager
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of April, 2023, by James Oliver as manager for Six Mile Creek CDD.

[Signature]
Notary Public
My Commission Expires: 04-12-23

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: | | Trailmark East Parcel Ph I Amenity Center | | |
| Contractor: | | Premier American Construction, Inc. | | |
| Developer: | | Six Mile Creek Investment Group, LLC | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Water Mains (Size, Type & Pipe Class) | | | | |
| 8" x 4" MJ Tee | EA | 1 | \$ 531.00 | \$ 531.00 |
| 4" MJ 90 | EA | 1 | \$ 318.00 | \$ 318.00 |
| 20' PVC DR-18 Pipe | LF | 20 | \$ 29.60 | \$ 592.00 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 8" Gate Valve Left Open 26 Turns | Ea | 1 | \$ 1,366.00 | \$ 1,366.00 |
| 4" Gate Valve Left Open 14 Turns | Ea | 2 | \$ 771.00 | \$ 1,542.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | | | Total Water System Cost | \$ 4,349.00 |

Exhibit "B" to Resolution



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

The undersigned lienor, in consideration of the sum
Four Thousand, Three Hundred Fourty Nine Dollars and Zero Cents (\$4,349.00)

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
April 4, 2023 to Six Mile Creek Investment Group, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Trailmark East Parcel Ph1 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 4 day of April, 2023.

WITNESS:

Nicole Davis
Witness Signature
Nicole Davis
Print Witness Name

CONTRACTOR:

Chris Turner
Lienor's Signature
Chris Turner
Print Lienor's Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 4 day of April, 2023, by
Chris Turner as Vice President for
Premier American Construction, Inc.

Samantha A. Hitter
Notary Public
My Commission Expires: 08/09/2026

Personally Known or Produced Identification Type of
Identification Produced

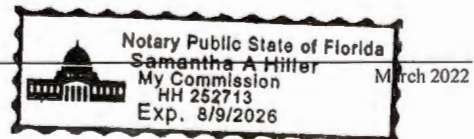


Exhibit "A" to Final Release of Lien

| ST. JOHNS COUNTY UTILITY DEPARTMENT | | | | |
|--|--|----------|--------------------------------|--------------------|
| ASSET MANAGEMENT | | | | |
| SCHEDULE OF VALUES - WATER | | | | |
| Project Name: | Trailmark East Parcel Ph1 Amenity Center | | | |
| Contractor: | Premier American Construction, Inc. | | | |
| Developer: | Six Mile Creek Investment Group, LLC | | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Water Mains (Size, Type & Pipe Class) | | | | |
| 8" x 4" MJ Tee | EA | 1 | \$ 531.00 | \$ 531.00 |
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| 20' PVC DR-18 Pipe | LF | 20 | \$ 29.60 | \$ 592.00 |
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| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 8" Gate Valve Left Open 26 Turns | Ea | 1 | \$ 1,366.00 | \$ 1,366.00 |
| 4" Gate Valve Left Open 14 Turns | Ea | 2 | \$ 771.00 | \$ 1,542.00 |
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| Hydrants Assembly (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | | | Total Water System Cost | \$ 4,349.00 |

Exhibit "C" to Resolution

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

Date: April 4, 2023
Project Title: Trailmark East Parcel Ph1 Amenity Center
FROM: Premier American Construction, Inc
Contractor's Name
Address: P.O. Box 8668
Fleming Island, FL 32006

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.

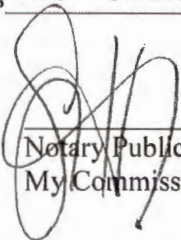
Contractor:

Chris Turner
Print Contractor's Name

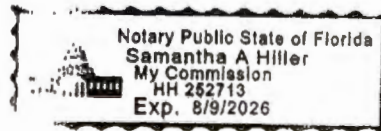

Contractor's Signature

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of XX physical presence or _____ on-line notarization, this 4 day of April, 2023, by Chris Turner as Vice President for Premier American Construction, Inc.


Notary Public
My Commission Expires: 08/09/2026

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: Trailmark East Parcel 1 Amenity Center (ASBULT 2023000050)
DATE: May 24, 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 Trailmark East Parcel 1 Amenity Center.

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: 6/14/2023

Trailmark East Parcel 1
Amenity Center

Bill of Sale with 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 herein.

