

RESOLUTION NO. 2023- 311

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 AND SEWER SYSTEMS TO SERVE ST. AUGUSTINE BUSINESS PARK LOCATED OFF DOBBS ROAD.

RECITALS

WHEREAS, Dobbs Road Business Park, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a 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 St. Augustine Business Park, also referred to as Dobbs Business Park, located off Dobbs Road; and

WHEREAS, G & H Underground, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at St. Augustine Business Park, 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, 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 Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5th day of September, 2023.

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

Rendition Date SEP 06 2023

By: _____

Christian Whitehurst, Chair

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

By: _____

Crystal Smith
Deputy Clerk



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

PROJECT: St. Augustline Business Park

Dobbs Road Business Park, LLC, whose address is 835-B Anastasia Blvd., St. Augustline, Florida 32080

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 1st of August, 2023.

WITNESS:

Jennifer Marrison
Witness Signature

Jennifer Marrison
Witness Print Name

OWNER:

Howard Allgood
Owner Signature

Howard Allgood
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 1st day of August, 2023, by Howard Allgood as owner for Dobbs Road Business Park LLC.

Kelly McTaggart
Notary Public
My Commission Expires: 8/24/25

Personally Known or Produced Identification
Type of Identification Produced



KELLY MCTAGGART
Commission # HH 168723
Expires August 24, 2025
Bonded Thru Budget Notary Services



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

Project Name: Dobbs Business Park
 Contractor: G&H Underground Construction, Inc
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" DR18 WM	LF	15	\$ 68.18	\$ 1,022.70
2" DR18 WM	LF	15	\$ 20.00	\$ 300.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10x6 Tapping Valve and Sleeve	Ea	1	\$ 2,500.00	\$ 2,500.00
6x2 Reducer with 2"	Ea	1	\$ 650.00	\$ 650.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
3/4" water service	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 4,972.70



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:

Dobbs Business Park

Contractor:

G&H Underground Construction, Inc

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" HDPE	LF	45	\$ 27.27	\$ 1,227.15
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2"	Ea	1	\$ 499.98	\$ 499.98
12 x 2" Tapping Valve & Sleeve	1	1	\$ 1,500.00	\$ 1,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR2	EA			\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 3,227.13

Exhibit "B" to the Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum 8,199.83 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/10/2022 to St Johns County . to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR:
Dobbs Business Park

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 10 day of March, 2022.

WITNESS:

Jennifer Smith
Witness Signature
Jennifer Smith
Print Witness Name

OWNER:

Wade Gibby
Lienor's Signature
Wade Gibby
Print Lienor's Name

State of FL
County of St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of March, 2022, by Wade Gibby as President of G+H Underground Const. Inc.

Personally known or Produced identification
Type of identification produced _____

[SEAL]

Jennifer Lee Smith
Notary Public Signature





Exhibit "A" to the Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Dobbs Business Park

Contractor:

G&H Underground Construction, Inc

Developer:

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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
3/4" water service	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
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			\$ -	\$ -
Total Water System Cost				\$ 4,972.70



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Dobbs Business Park
 Contractor: G&H Underground Construction, Inc
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 3,227.13



WARRANTY
UTILITY IMPROVEMENTS

Date: 3-9-22
Project Title: Dobbs Business Park
St. Johns County, Florida

FROM: G&H Underground Construction, Inc
2315 Dobbs Rd
St Augustine, Fl. 32086

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.

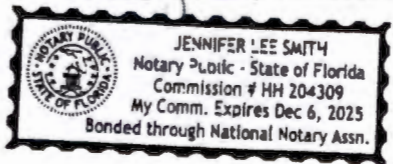
Contractor:

Wade Gibby
Contractor's Signature

Wade Gibby
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of March, 2022, by Wade Gibby as President for G&H Underground Const. Inc.



Jennifer Lee Smith
Notary Public
My Commission Expires: 12-06-2025

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: St. Augustine Business Park (ASBULT 2022000041)
SUBJECT: July 12, 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 St. Augustine Business Park.

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: 8/7/2023

Final Release of Lien,
Bill of Sale and Warranty

St Augustine Business Park
aka
Dobbs Business Park

Land Management
Systems
Real Estate
Division
(904) 209-1276



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.