

RESOLUTION NO. 2023- 32

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE VICAR'S LANDING AT OAK BRIDGE OFFSITE FORCE MAIN LOCATED ALONG A1A N.

RECITALS

WHEREAS, Vicar's Landing at Oak Bridge, 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 offsite force main to serve Vicar's Landing at Oak Bridge located off A1A N.; and

WHEREAS, TB Landmark Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed along A1A N. to serve Vicar's Landing at Oak Bridge, 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.

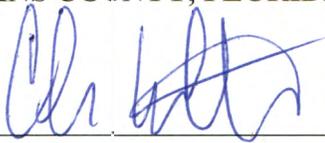
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, 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 7th day of February, 2023.

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

By: 
Christian Whitehurst, Chair

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

Rendition Date FEB 07 2023


Deputy Clerk



Exhibit "A" to Resolution

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

PROJECT: Vicars Landing at Oakbridge Offsite Forcemain

Life Care Ponte Vedra, Inc. 1000 Vicars Landing Way, 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 9 of August, 2022.

WITNESS:

Jessica Baird

Witness Signature

JESSICA BAIRD

Witness Print Name

OWNER:

D. Bruce Jones

Owner Signature

D. Bruce Jones

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 9 day of August, 2022, by

D. Bruce Jones as CEO for Vicars Landing at Oak Bridge

Arden P. Spies

Notary Public

My Commission Expires: 8-26-2025

Personally Known or Produced Identification

Type of Identification Produced

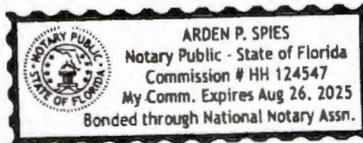


Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Vicars Landing at Oak Bridge -- Offsite Force Main
 Contractor: T B Landmark Construction, Inc.
 Developer: Vicars Landing at Oak Bridge LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
12" DR-18 PVC	LF	1140	\$ 380.00	\$ 433,200.00
16" DR-11 HDPE	LF	3100	\$ 300.00	\$ 930,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Force Main Valves (Size and Type)				
12" Gate Valves	Ea	9	\$ 6,000.00	\$ 54,000.00
6" Gate Valves	Ea	1	\$ 2,800.00	\$ 2,800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
ARV's				
ARV's	Ea	2	\$ 15,000.00	\$ 30,000.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
N/A	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 1,450,000.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$1,450.00.00., One million, four hundred fifty thousand dollars hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 8/20/22 to Life Care Ponte Vedra, Inc. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Vicars Landing Offsite FM

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 of Aug., 2022

WITNESS:

OWNER:

[Signature]
Witness Signature

[Signature]
Lienor's Signature

Billy J Bargholtz
Print Witness Name

Martin Adams
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 10 day of August, 2022, by Marty Adams as Manager for TB Landmark.

[Signature]
Notary Public
My Commission Expires: 7-9-26

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

Project Name: Vicars Landing at Oak Bridge -- Offsite Force Main
 Contractor: T B Landmark Construction, Inc.
 Developer: Vicars Landing at Oak Bridge LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
12" DR-18 PVC	LF	1140	\$ 380.00	\$ 433,200.00
16" DR-11 HDPE	LF	3100	\$ 300.00	\$ 930,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Force Main Valves (Size and Type)				
12" Gate Valves	Ea	9	\$ 6,000.00	\$ 54,000.00
6" Gate Valves	Ea	1	\$ 2,800.00	\$ 2,800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
ARV's				
ARV's	Ea	2	\$ 15,000.00	\$ 30,000.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
N/A	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 1,450,000.00



WARRANTY
UTILITY IMPROVEMENTS

Date: July 26, 2022

Project Title: Vicars Landing Offsite FM
St. Johns County, Florida

FROM: T B Landmark Construction, Inc
11220 New Berlin Road
Jacksonville FL, 32226

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:

M. Adams
Contractor's Signature

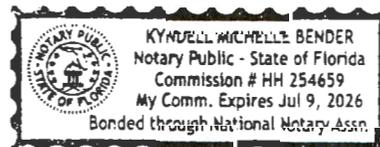
Marilyn Adams
Print Contractor's Name

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 August, 2022, by Marilyn Adams as manager for T B Landmark.

K. Bender
Notary Public
My Commission Expires: 7-9-26

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Board of County Commissioners

Utility Department

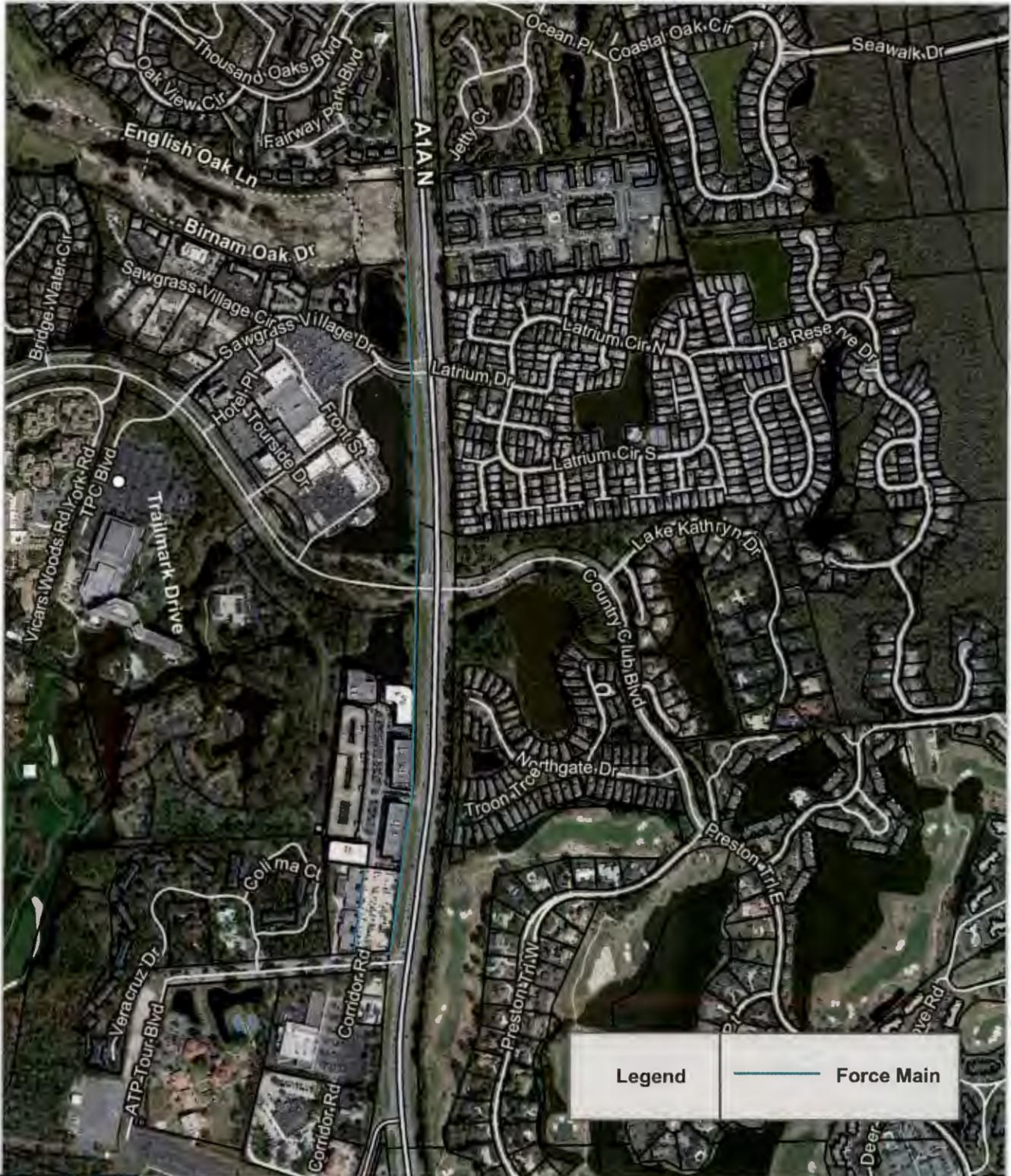
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Vicar's Landing at Oakbridge Offsite FM
DATE: November 30, 2022

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 Vicar's Landing at Oakbridge Offsite 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.




 2021 Aerial Imagery
 Date: 1/4/2023

**Bill of Sale, Final Release
 of Lien, & Warranty**

**Vicar's Landing at Oakbridge
 Offsite Force Main**

**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.



LIMITED POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF DUVAL

Known all men by these presents, T B Landmark Construction, Inc. ("T B Landmark"), a Florida Corporation with principal offices at 11220 New Berlin Road, Jacksonville, Florida 32226 does hereby irrevocably constitute, nominate, appoint and authorize, Martin Adams, who presently resides at 6042 Antigua Court, Orange Park, FL 32003, and who is presently employed by T B Landmark holding the position of General Manager, as its true and lawful attorney-in-fact, to do in its name and on its behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of its bid for the proposed project, including but not limited to signing and submission of all bids, and other documents and writings, participating in bidders and other conferences, providing information/responses, representing it in all matters relating to the bidding process, signing and execution of all contracts and undertakings consequent to acceptance of its bid, and generally dealing with the necessary parties in all matters in connection with or relating to or arising out of its bid for the proposed project and/or upon award thereof to T B Landmark.

And T B Landmark hereby agrees to ratify and confirm, and does hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by its said attorney-in-fact pursuant to and in exercise of the powers conferred by this limited power of attorney, and that all acts, deeds, and things done by its said attorney-in-fact in exercise of the powers hereby conferred shall and shall always be deemed to have been done by T B Landmark.

In witness whereof, Robin Thigpen, on behalf of T B Landmark as its President, has executed this power of attorney on this 10th day of July, 2020.



Robin Thigpen, President
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF JULY, 2020 BY ROBIN THIGPEN.


(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2022



Kyndell Bender
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG236146
Expires 7/9/2022

Accepted by, 

Martin Adams, General Manager
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF JULY, 2020 BY MARTIN ADAMS.


(Notary Public)
Print Name: Kyndell Bender
My Commission Expires: 07/9/2022



Kyndell Bender
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG236146
Expires 7/9/2022