

RESOLUTION NO. 2025- 322

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE SEWER FORCE MAIN ALONG ROSCOE BOULEVARD.**

**RECITALS**

**WHEREAS**, Scott Morris Builders Inc., has executed and presented 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 Sewer Force Main Extension along Roscoe Blvd.; and

**WHEREAS**, TB Landmark Construction Inc., has executed a Final Release of Lien and Warranty for work associated with the Sewer Force Main Extension along Roscoe Blvd., 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 Board of County Commissioners hereby accepts the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

**Section 3.** To the extent that there are typographical 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 is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 16th day of September, 2025.

Rendition Date SEP 16 2025

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_

Clay Murphy, Vice-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: 101 N. Roscoe Blvd FM Extension

Scott Morris Builders, Inc P.O. Box 2441, Ponte Vedra Beach, FL  
Owners Name and Address, (the "Seller") 32004

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 July, 2025.

WITNESS:

[Signature]  
Witness Signature

[Print Name]  
Witness Print Name

OWNER:

[Signature]  
Owner Signature

Scott J. Morris  
Owner Print Name

STATE OF Florida

COUNTY OF St. John's

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of July 9, 2025, by

Scott Morris

as Managing Member of for Scott Morris Builders, Inc

Cynthia Webster-Fry  
Notary Public

My Commission Expires: 5-31-29

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name: 101 N Roscoe Blvd Sewer Line Extension  
 Contractor: TB Landmark Construction, Inc.  
 Developer: Scott Morris Home Builders

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DIPS DR11 HDPE Green Stripe	LF	1730	\$ 106.00	\$ 183,380.00
2" IPS DR11 Green Stripe	LF	95	\$ 79.00	\$ 7,505.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate Valve	Ea	2	\$ 2,000.00	\$ 4,000.00
2" Gate Valve	Ea	2	\$ 1,500.00	\$ 3,000.00
2" Air Release Valve	Ea	1	\$ 5,856.06	\$ 5,856.06
2" Flushing Hydrant	Ea	1	\$ 1,730.00	\$ 1,730.00
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
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>\$ 205,471.06</b>

Exhibit "B" to the Resolution



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

The undersigned lienor, in consideration of the sum \$ 205,471.06

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

10/8/2024 to Scott Morris  
Date (Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
101 N Roscoe Blvd Sewer Line Extension**

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 8th day of October, 2024.

WITNESS:

[Signature]  
Witness Signature  
Cole Downing  
Print Witness Name

CONTRACTOR:

[Signature]  
Lienor's Signature  
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 8th day of October, 2024, by Martin Adams as General Manager for TB Landmark Construction, Inc.

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

Personally Known or Produced Identification  
Type of Identification Produced  
Personally Known



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name:	101 N Roscoe Blvd Sewer Line Extension			
Contractor:	TB Landmark Construction, Inc.			
Developer:	Scott Morris Home Builders			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DIPS DR11 HDPE Green Stripe	LF	1730	\$ 106.00	\$ 183,380.00
2" IPS DR11 Green Stripe	LF	95	\$ 79.00	\$ 7,505.00
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
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2" Flushing Hydrant	Ea	1	\$ 1,730.00	\$ 1,730.00
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
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>\$ 205,471.06</b>

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

Date: 10/8/2024  
Project Title: 101 N Roscoe Blvd Sewer Extension  
FROM: TB Landmark Construction, Inc.  
Contractor's Name  
Address: 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:

TB Landmark Construction, Inc.  
Print Contractor's Name

*[Handwritten Signature]*  
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 8th day of October, 2024, by  
Martin Adams as General Manager for  
TB Landmark Construction, Inc.

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

Personally Known or Produced Identification  
Type of Identification Produced



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 10<sup>th</sup> day of July, 2020.



Robin Thigpen, President  
T B Landmark Construction, Inc.

SWORN AND SUBSCRIBED BEFORE ME THIS 10<sup>TH</sup> 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# GG238146  
Expires 7/9/2022

Accepted by,



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

SWORN AND SUBSCRIBED BEFORE ME THIS 10<sup>TH</sup> 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# GG238146  
Expires 7/9/2022



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** July 31, 2025  
**SUBJECT:** 101 Roscoe Blvd FM Extension (In- House)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of 101 Roscoe Blvd FM Extension.

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.



Imagery Date: 12/2024

Date: 8/5/2025

**101 N Roscoe Blvd  
Force Main Extension**

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



**Land Management  
Systems  
Real Estate Division  
(904) 209-0790**

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.