

RESOLUTION NO. 2025- 468

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE ASTURIAS STREET FORCE MAIN EXTENSION.**

**RECITALS**

**WHEREAS**, ML Conner Construction LLC., a Florida limited liability company, 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 Asturias Street Force Main Extension; and

**WHEREAS**, East Coast Septic Services, LLC., a Florida limited liability company, has executed a Final Release of Lien and Warranty for work associated with Asturias Street Force Main Extension, 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 2nd day of December, 2025.

Rendition Date DEC 04 2025

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

Krista Joseph, 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: 1708, 1712, and 1720 Asturias Street, 2" Force Main Extension.

ML Conner Construction LLC 1812 AIA south St. Augustine, FL 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 April, 2025.

WITNESS:

[Signature]  
Witness Signature

Harold V. Gwome III  
Witness Print Name

OWNER:

[Signature]  
Owner Signature

Matthew Conner  
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 April, 2025, by Matthew Conner as owner for ML Conner Construction LLC.

[Signature]  
Notary Public  
My Commission Expires: June 21, 2025

Personally Known or Produced Identification  
Type of Identification Produced

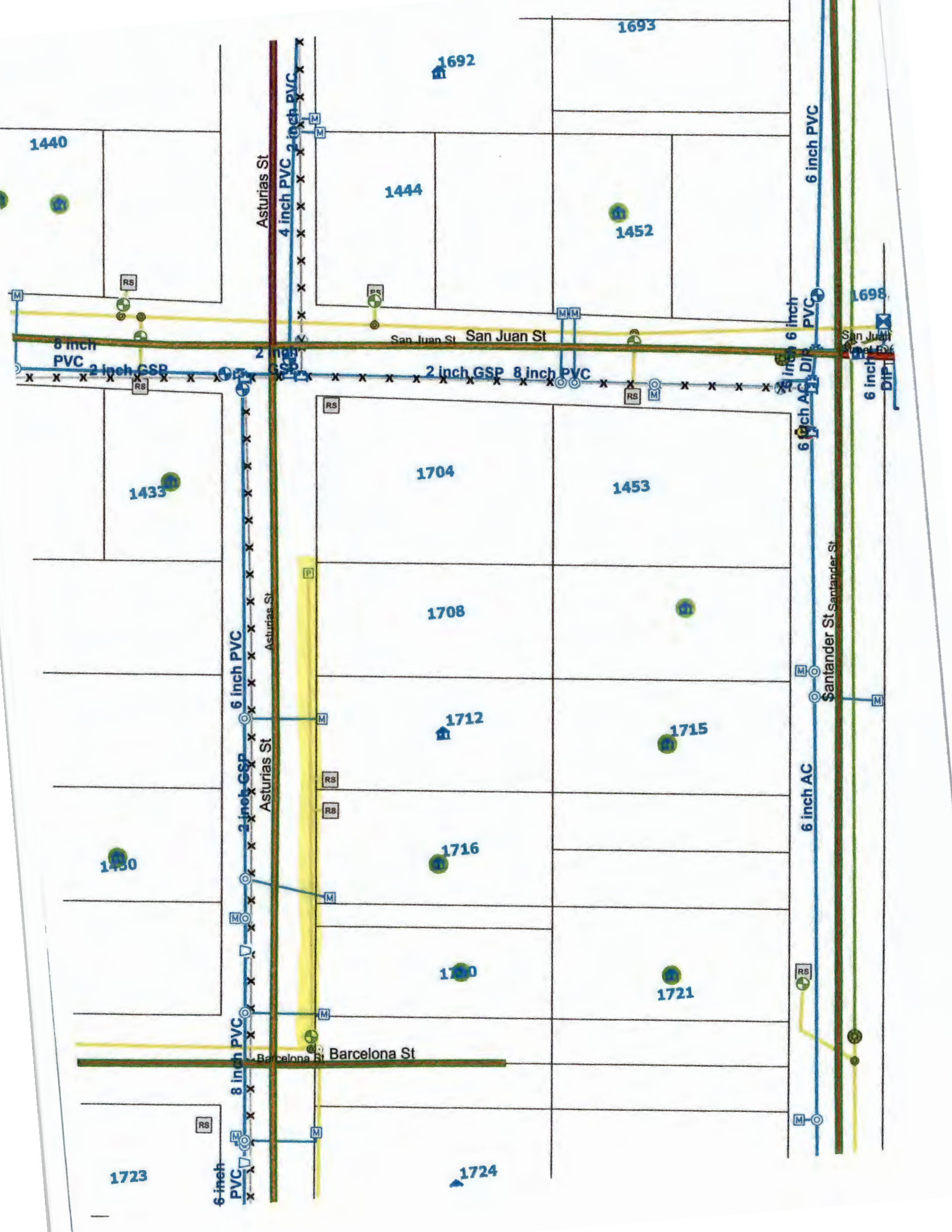




**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Austurius St-Lots- FM Line Extension-NON DRC  
 Contractor: East Coast Septic  
 Developer: M.L Conner Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE DR-9 Poly Pipe	LF	210	\$ 2.19	\$ 459.90
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" RS GV	Ea	4	\$ 387.00	\$ 1,548.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	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>\$ 2,007.90</b>



1440

1692

1693

1444

1452

Asturias St

4 inch PVC

6 inch PVC

RS

PS

MM

1698

8 inch PVC

San Juan St

2 inch GSP 8 inch PVC

6 inch PVC

San Juan St

1433

1704

1453

6 inch AC

6 inch Dip

Asturias St

1708

6 inch PVC

Santander St

1712

1715

2 inch GSP

Asturias St

6 inch AC

1430

1716

RS

RS

RS

M

1720

1721

RS

M

Barcelona St

Barcelona St

RS

1723

1724

6 inch PVC

M

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 \$2,007.90

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

August 7, 2024 to M.L. Conner Construction  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Austurius St-Lots-FM Extension-NON DRC

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 24<sup>th</sup> day of October, 2025.

WITNESS:

Jenny Ellen-Ellis  
Witness Signature  
Jennifer Ellen-Ellis  
Print Witness Name

CONTRACTOR:

Curtis Robinson  
Lienor's Signature  
Curtis Robinson  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of October, 2025, by Curtis Robinson as Managing Member for East Coast Septic Services LLC

Jenny Ellen-Ellis  
Notary Public  
My Commission Expires: May 19, 2029

Personally Known or Produced Identification  
Type of Identification Produced  
Drivers Lic



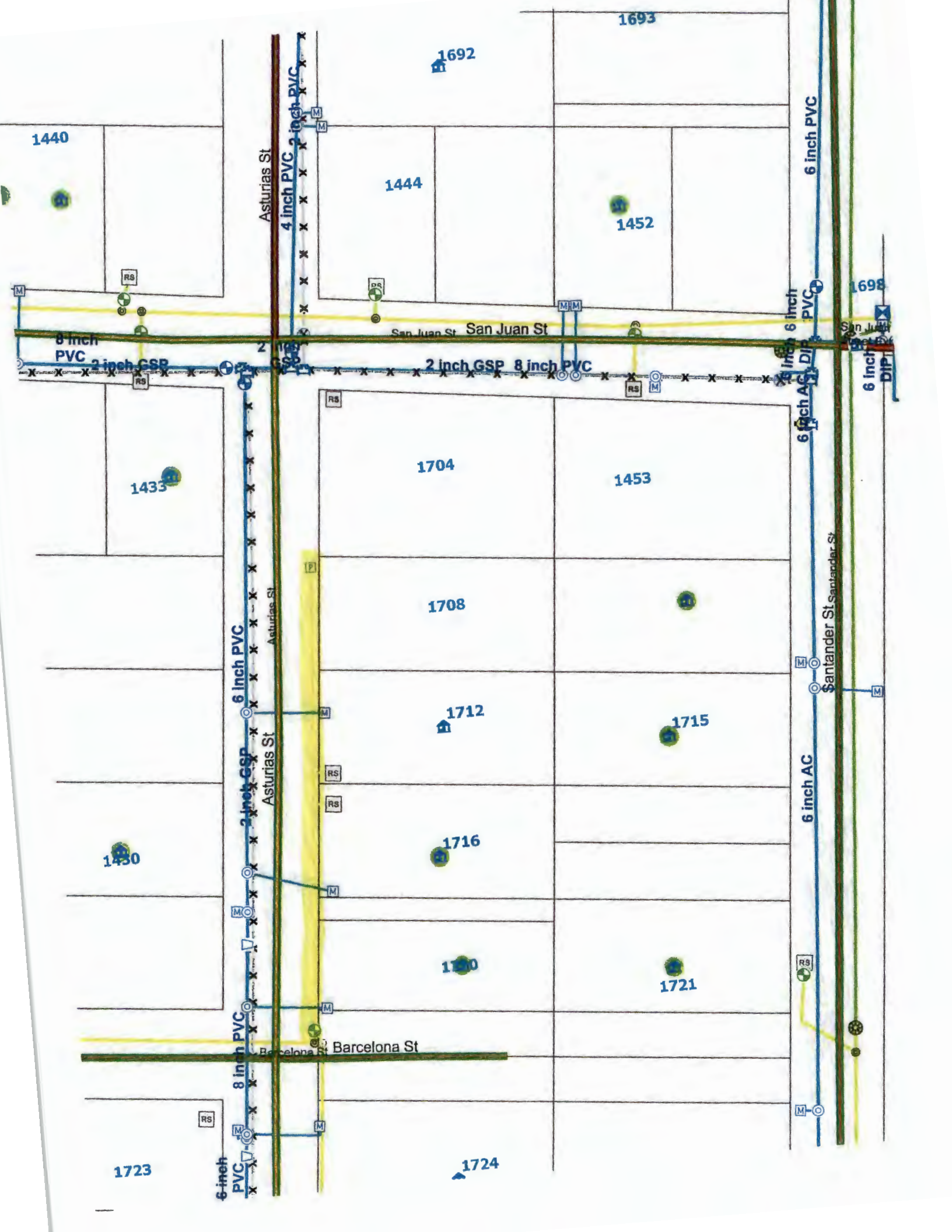
JENNIFER ELLEN-ELLIS  
Commission # HH 677242  
Expires May 19, 2029



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

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			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 2,007.90</b>



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

Date: August 7, 2024  
Project Title: Austurius St.-Lots-FM Extension  
FROM: East Coast Septic Services- Curtis J Robinson  
Contractor's Name  
Address: 800 Porto Cristo Ave  
St. Augustine, FL 32092

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:

Curtis J. Robinson  
Print Contractor's Name

  
Contractor's Signature

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 24<sup>th</sup> day of October, 20 25, by  
Curtis J. Robinson as Managing Member for  
East Coast Septic Services, LLC.

  
Notary Public  
My Commission Expires: May 19, 2029

Personally Known or Produced Identification  
Type of Identification Produced  
DRIVERS LIC.



JENNIFER ELLEN-ELLIS  
Commission # HH 677242  
Expires May 19, 2029



**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**

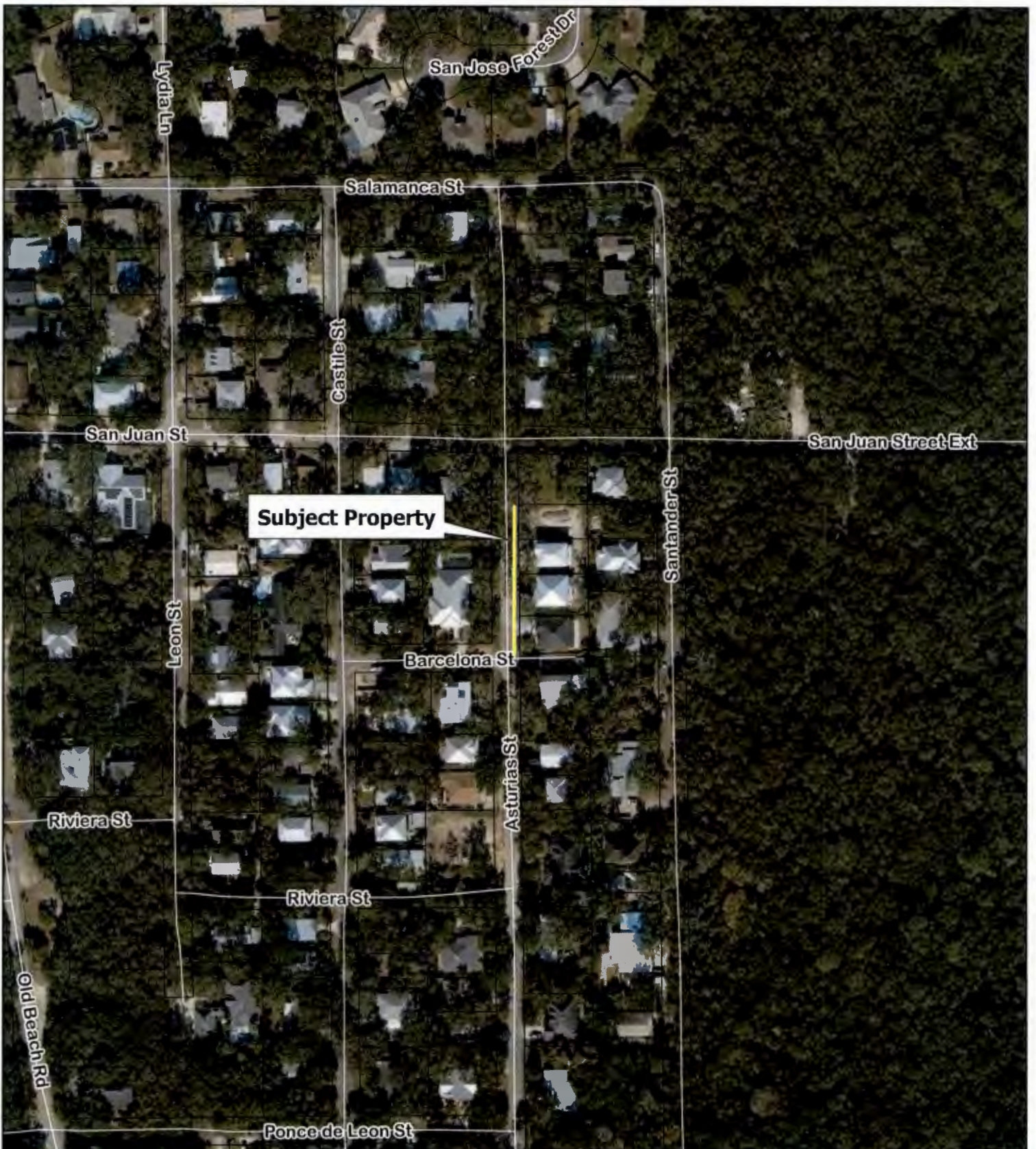
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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** July 8, 2025  
**SUBJECT:** Asturias St Force Main Extension

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 Asturias Force Main 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.



**Subject Property**



Imagery Date: 12/2024

Date: 7/24/2025

**Asturias  
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.