

RESOLUTION NO. 2008- 93

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE CONSTRUCTION OF THE NEW EMERGENCY OPERATION CENTER.**

**RECITALS**

**WHEREAS**, St. Johns County (hereinafter "County") purposes to construct an Emergency Operation Center (hereinafter "EOC") and access road located at the end of Agricultural Center Drive; and

**WHEREAS**, Charles R. Usina and Gabye Lee Usina, his wife, and Charles R. Usina, Jr. as Managing Member of American Tactical Training Arms Center, LLC (hereinafter "Usina") own the property adjacent to the proposed EOC and the County owns a 20 foot strip of land used for a water line that surrounds the Usina property; and

**WHEREAS**, during the design phase of the EOC it was found that the County needs to acquire additional right-of-way for the access road and an easement for drainage facilities across Usina property; and

**WHEREAS**, Usina has agreed to convey the property to the County for said purposes by virtue of Deeds of Dedication Right-of-Way attached hereto as Exhibit "A" and Exhibit "B" and Grant of Easement attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, in consideration for the Usina property the County has agreed to exchange with Usina a certain portion of the 20 foot strip of land, with an easement reserved to the County for the water line, by virtue of County Deed attached hereto as Exhibit "D", incorporated by reference and made a part hereof, that will allow Usina access to their property and Usina has requested in writing that the mineral reservation be released from said County Deed, as stated in letter attached hereto as Exhibit "E", incorporated by reference and made a part hereof; and

**WHEREAS**, approval of this property exchange will allow for the construction of the EOC which will ultimately be beneficial to the citizens of St. Johns County.

**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 exchange of property is hereby approved by the Board of County Commissioners of St. Johns County, Florida.

Section 3. The County Deed, the contents of which are contained in the form attached hereto, is approved for execution by the Chairman of the Board and the Clerk is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

Section 4. The Deeds of Dedication Right-of-Way and Grant of Easement, the contents of which are contained in the forms attached hereto, conveying the exchanged property to St. Johns County, are hereby approved and the Clerk is instructed to record the original Deeds of Dedication Right-of-Way and Grant of Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 1st day of April, 2008.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

Thomas G. Manuel  
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman

Deputy Clerk

RENDITION DATE 4/4/08

Prepared by:  
Laurie Ford  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, made this \_\_\_ day of \_\_\_\_\_, 2008, BETWEEN, CHARLES R. USINA and GABYE LEE USINA, as Trustees of the Charles R. Usina Living Trust dated September 12, 1992, whose address is P. O. Box 162, St. Augustine, Florida 32085, hereinafter called Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

THIS DEED also releases restrictions contained in that certain deed recorded in Official Records Book 874, page 1140, of the public records of St. Johns County, Florida, as to the lands described herein.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence:

Grantor:

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

\_\_\_\_\_  
Charles R. Usina, Trustee

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

\_\_\_\_\_  
Gabye Lee Usina, Trustee

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Charles R. Usina and Gabye Lee Usina. They are personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

PARCEL "1"

A PARCEL OF LAND IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH 14°38'28" EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75°21'32" WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73°59'08" WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°37'05" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 73°58'31" EAST, ALONG THE SOUTH LINE OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 116.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID AGRICULTURAL CENTER DRIVE AND A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 737.50 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, AN ARC DISTANCE OF 109.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08°04'10" EAST AND A CHORD DISTANCE OF 109.54 FEET TO A POINT ON SAID CURVE; THENCE NORTH 73°58'31" WEST, ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF HEREIN DESCRIBED PARCEL, A DISTANCE OF 108.38 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 636.92 FEET, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 874, PAGE 1140 OF SAID PUBLIC RECORDS; THENCE ALONG AND WITH THE ARC OF SAID CURVE, ALONG SAID WESTERLY LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 874, PAGE 1140, AN ARC DISTANCE OF 85.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°46'18" WEST AND A CHORD DISTANCE OF 85.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 14°37'05" WEST, CONTINUING ALONG SAID WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 874, PAGE 1140 AND ALONG THE EASTERLY END OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 2764, PAGE 252, A DISTANCE OF 27.43 FEET TO THE POINT OF BEGINNING..

CONTAINING 0.26 ACRES, MORE OR LESS.

Prepared by:  
Laurie Ford  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, made this \_\_\_ day of \_\_\_\_\_, 2008, BETWEEN, AMERICAN TACTICAL TRAINING ARMS CENTER, LLC, a Florida limited liability company, whose address is 2851 CR 208, St. Augustine, Florida 32092, hereinafter called Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed  
in Our Presence:**

**AMERICAN TACTICAL TRAINING  
ARMS CENTER, LLC, a Florida limited  
liability company**

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

By: \_\_\_\_\_  
CHARLES R. USINA, JR.  
Its: Managing Member

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Charles R. Usina, Jr. as Managing Member of American Tactical Training Arms Center, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

PARCEL "2"

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2966, PAGE 1090 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH  $14^{\circ}38'28''$  EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH  $75^{\circ}21'32''$  WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH  $73^{\circ}59'08''$  WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH  $14^{\circ}37'05''$  EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET; THENCE NORTH  $73^{\circ}58'31''$  WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 615, PAGE 366, A DISTANCE OF 1,358.59 FEET TO THE WEST LINE OF 60 FOOT STRIP AS DESCRIBED IN OFFICIAL RECORDS 2764, PAGE 252 OF SAID PUBLIC RECORDS AND THE EAST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF SAID PUBLIC RECORDS; THENCE SOUTH  $04^{\circ}50'23''$  EAST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 64.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $73^{\circ}58'31''$  EAST, ALONG THE SOUTH LINE OF SAID 60 FOOT STRIP, A DISTANCE OF 25.00 FEET; THENCE SOUTH  $50^{\circ}35'33''$  WEST, A DISTANCE OF 28.37; THENCE NORTH  $04^{\circ}50'23''$  WEST ALONG SAID WEST AND EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 292 SQUARE FEET, MORE OR LESS.



Prepared by:  
Laurie Ford  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**GRANT OF EASEMENT**

**THIS EASEMENT** this \_\_\_\_ day of \_\_\_\_\_, 2008, by and between **CHARLES R. USINA** and **GABYE LEE USINA**, as Trustees of the Charles R. Usina Living Trust dated September 12, 1992, whose address is P. O. Box 162, St. Augustine, Florida 32085, grantor and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, grantee.

**WITNESSTEH**, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

**TOGETHER** with the right of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

**IN WITNESS WHEREOF**, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in  
Our presence as Witnesses:

GRANTOR:

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

\_\_\_\_\_  
Charles R. Usina, Trustee

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

\_\_\_\_\_  
Gabye Lee Usina, Trustee

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Charles R. Usina and Gabye Lee Usina. They are personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Exhibit "A"

PARCEL "3"

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS 2444, PAGE 1310 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240 + 37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, THENCE SOUTH 14°38'28" EAST ALONG SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 3,915.71 FEET; THENCE SOUTH 75°21'32" WEST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73°59'08" WEST, A DISTANCE OF 186.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 615, PAGE 366 OF SAID PUBLIC RECORDS AND THE EASTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS DESCRIBED IN OFFICIAL RECORDS 732, PAGE 437 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°37'05" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID AGRICULTURAL CENTER DRIVE, A DISTANCE 1,236.79 FEET; THENCE NORTH 73°58'31" WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS 615, PAGE 366 AND ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS 1364, PAGE 1883 OF SAID PUBLIC RECORDS, A DISTANCE OF 2231.69 FEET TO THE WEST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS 2574, PAGE 1558 OF SAID PUBLIC RECORDS TO THE POINT OF BEGINNING;

THENCE SOUTH 15°37'46" EAST, ALONG THE WEST LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS 2574, PAGE 1558, A DISTANCE OF 74.60 FEET; THENCE SOUTH 71°38'03" WEST, A DISTANCE OF 31.76 FEET; THENCE NORTH 17°08'00" WEST, A DISTANCE OF 60.12 FEET; THENCE SOUTH 75 °36'57" WEST, A DISTANCE OF 21.80 FEET; THENCE NORTH 11 °58'41" WEST, A DISTANCE OF 20.02 FEET; THENCE NORTH 75 °36'57" EAST, A DISTANCE OF 16.04 FEET; THENCE NORTH 23 °01'29" WEST, A DISTANCE OF 45.73 FEET; THENCE NORTH 58 °45'11" EAST, A DISTANCE OF 28.75 FEET; THENCE SOUTH 31 °14'49" EAST, ALONG THE WEST LINE OF THOSE AFOREMENTIONED LANDS AS RECORDED IN OFFICIAL RECORDS 1364, PAGE 1883, A DISTANCE OF 59.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES, MORE OR LESS.

This Instrument Prepared By:  
Michael D. Hunt, Deputy County Attorney  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_ day of \_\_\_\_\_, 2008, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 4020 Lewis Speedway, hereinafter "**Grantor**", to **AMERICAN TACTICAL TRAINING ARMS CENTER, LLC**, a Florida limited liability company, whose address is 2851 CR 208, St. Augustine, Florida 32092, hereinafter "**Grantee**". (Wherever used herein the term "**Grantor**" and "**Grantee**" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF (THE "PROPERTY")

Parcel Account Number 087810-0080

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;

- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**RESERVING UNTO THE GRANTOR**, its successors and/or assigns an easement to maintain, improve or repair an underground water transmission line, on, along, over, through, across and under the property described herein.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

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

BY: \_\_\_\_\_  
Thomas G. Manuel, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2008, by Thomas G. Manuel, Chairman of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. Who is personally known to me.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

**DESCRIPTION** (Crossing A)

A parcel of land situated in Section 8, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the intersection of the centerline of Interstate Highway 95 with the centerline of State Road No.16, said intersection bearing South  $41^{\circ}32'30''$  West, 139.35 feet from the Northeast corner of Section 7, Township 7 South, Range 29 East, of said County; thence South  $41^{\circ}32'30''$  West, a distance of 139.35 feet; thence South  $14^{\circ}35'20''$  East, along said centerline of Interstate Highway 95, a distance of 5,152.60 feet; thence South  $75^{\circ}24'40''$  West, a distance of 150.00 feet to the West Right of Way Line of said Highway; thence North  $73^{\circ}56'00''$  West, a distance of 186.00 feet to the Westerly Right of Way Line of Agricultural Center Drive, as it currently exists; thence South  $14^{\circ}36'06''$  East, along the Westerly Line of those lands described in Official Records Book 874, page 1140 of the Public Records of said County, a distance of 27.44 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies South  $75^{\circ}24'40''$  West, a radial distance of 636.92 feet and having a chord bearing and chord distance of South  $09^{\circ}07'21''$  East, 121.35 feet; thence southerly along said Westerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records and said curve, through a central angle of  $10^{\circ}55'59''$ , a distance of 121.54 feet to the POINT OF BEGINNING for the herein described parcel; thence North  $86^{\circ}20'39''$  East, a distance of 20.00 feet to a point on a non tangent curve to the right, of which the radius point lies South  $86^{\circ}20'39''$  West, a radial distance of 656.92 feet and having a chord bearing and chord distance of South  $00^{\circ}50'31''$  West, 103.03 feet; thence southerly along the Easterly Line of those lands described in Official Records Book 874, page 1140 of the Public Records and said curve, through a central angle of  $08^{\circ}59'44''$ , a distance of 103.14 feet; thence North  $84^{\circ}39'37''$  West, a distance of 20.00 feet to a point on a non tangent curve to the left, of which the radius point lies North  $84^{\circ}39'37''$  West, a radial distance of 636.92 feet and having a chord bearing and chord distance of North  $00^{\circ}50'31''$  East, 99.90 feet; thence northerly along said Westerly Line of those lands described in Official Records Book 874, page 1140 of the Public Records and said curve, through a central angle of  $08^{\circ}59'44''$ , a distance of 100.00 feet to the POINT OF BEGINNING.

The aforescribed Parcel contains 2,031.36 square feet or 0.05 acres, more or less.

**DESCRIPTION** (Crossing B)

A parcel of land situated in Section 8, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the intersection of the centerline of Interstate Highway 95 with the centerline of State Road No.16, said intersection bearing South 41°32'30" West, 139.35 feet from the Northeast corner of Section 7, Township 7 South, Range 29 East, of said County; thence South 41°32'30" West, a distance of 139.35 feet; thence South 14°35'20" East, along said centerline of Interstate Highway 95, a distance of 5,152.60 feet; thence South 75°24'40" West, a distance of 150.00 feet to the West Right of Way Line of said Highway; thence North 73°56'00" West, along the South Line of those lands described in Official Records Book 615, page 366 of the Public Records of said County, a distance of 1,544.66 feet; thence South 04°48'25" East, along the East Line of those lands described in Official Records Book 2574, page 1558 of said Public Records, a distance of 1,494.17 feet; thence North 76°24'40" East, along the Northerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records, a distance of 30.00 feet to the POINT OF BEGINNING for the herein described Parcel; thence continue easterly along said line, a distance of 100.00 feet; thence South 13°35'20" East, a distance of 20.00 feet; thence South 76°24'40" West, along the Southerly Line of those lands described in Official Records Book 874, page 1140 of said Public Records, a distance of 100.00 feet; thence North 13°35'20" West, a distance of 20.00 feet to the POINT OF BEGINNING.

The aforescribed Parcel contains 2,000.00 square feet or 0.05 acres, more or less.

American Tactical Training Arms Center, LLC  
2851 CR 208, St. Augustine, Florida 32092

February 21, 2008

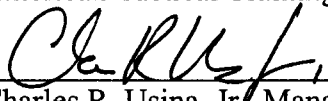
St. Johns County Board of County Commissioners  
C/O Laurie Ford  
Real Estate Coordinator  
Land Management Systems  
Real Estate Division  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

Dear County Commissioners,

In regards to the property exchange with St. Johns County, I am requesting that the reserved interest in all phosphate, minerals, metals and petroleum normally contained in the County Deed be withheld. I am requesting this due to the fact that such a reservation creates a cloud on the title which could prevent obtaining financing and/or developing the property.

Sincerely,

American Tactical Training Arms Center, LLC

  
\_\_\_\_\_  
Charles R. Usina, Jr., Managing Member



# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

## NOTICE OF PROPOSED EXCHANGE OF COUNTY PROPERTY

On Tuesday, April 1, 2008, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A and U.S. #1 North) St. Augustine, Florida, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County and Charles R. Usina and Gayle Lee Usina and Charles R. Usina, Jr. as managing member of American Tactical Training Arms Center, LLC. This exchange of property is in connection with the new St. Johns County Emergency Operation Center.

The proposed legal descriptions and maps of the real property to be exchanged are shown in the Exhibit of the Resolution which is available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners located in the St. Johns County Administration Building #4020 Lewis Speedway, St. Augustine, Florida.

**NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceedings should contact, ADA Coordinator, at 904-209-8650 or at the

County Courthouse, 4810 Lewis Speedway, Room 276, St. Augustine, FL 32084. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, ITS CLERK  
By: Yvonne King, Deputy Clerk  
L783-8 Mar 18, 25, 2008

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KAREN J BRANNON**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a **NOTICE OF MEETING**

In/ the matter of **EXCHANGE COUNTY PROPERTY**

, was published in said newspaper **MAR 18, 25, 2008.**

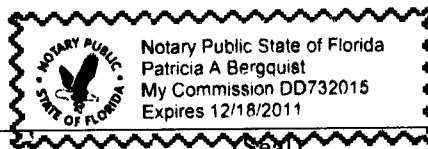
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **25<sup>th</sup> day of MARCH 2008.**

by Karen J Brannon who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A Bergquist

(Signature of Notary Public)  
**PATRICIA A BERGQUIST**



(Seal)

newspaper published at St. Augustine, Florida

PUBLISHER AFFIDAVIT  
PONTE VEDRA RECORDED  
Published Weekly  
St. Johns County, Florida

STATE OF FLORIDA  
COUNTY OF ST. JOHNS:

Before the undersigned authority personally appeared Vincent Grassia, who on oath says that she is the publisher of the "Ponte Vedra Recorder" a newspaper published weekly at Ponte Vedra Beach in St. Johns County, Florida; that the attached copy of advertisement being

a LEGAL NOTICE  
in the matter of

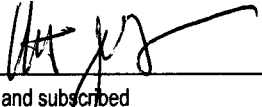
EXCHANGE OF COUNTY PROPERTY

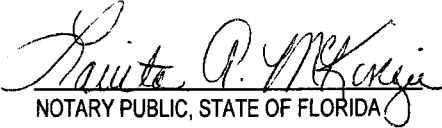
LEGAL NO. 11958

was published in said newspaper in the issues

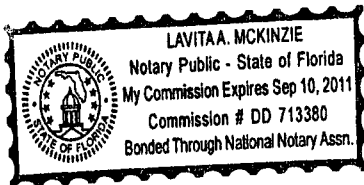
MARCH 21, 2008

Affiant further says that said "St. Johns Recorder" is a newspaper published at Ponte Vedra Beach, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said Ponte Vedra Beach, Florida, weekly, and has been entered as Periodical material matter at the post office in Ponte Vedra Beach, in said St. Johns County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
Sworn to me and subscribed  
before me this 27<sup>th</sup> day of MAR A.D. 2008

  
NOTARY PUBLIC, STATE OF FLORIDA

100 Executive Way, Suite 105, Ponte Vedra Beach, FL. 32082  
telephone (904) 285-8831 or fax (904) 285-7232



**NOTICE OF PROPOSED  
EXCHANGE OF COUNTY PROPERTY**

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BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, ITS CLERK

By: Yvonne King, Deputy Clerk

Legal no. 11958 published March 21, 2008 in St. Johns County's St. Johns Recorder and Ponte Vedra Recorder Newspapers.

39856-01