

RESOLUTION NO. 2020- 46

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR DONATION OF A PARCEL OF LAND REQUIRED FOR THE SHERIFF'S OFFICE TRAINING FACILITY.

RECITALS

WHEREAS, Gabye Lee Usina, trustee of the Charles R. Usina Living Trust dated September 12, 1992, has executed and presented a Warranty Deed for an undeveloped 1 acre parcel of land located south of St. Johns County property and more particularly described in Exhibit "A," attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the owners have donated the property to St. Johns County for inclusion in the overall site for the Sheriff's Office future training facility; and

WHEREAS, acquiring the additional property will provide lands required to meet setback requirements for the development of the site in accordance with the Land Development Code for the Sheriff's Office future training facility; and

WHEREAS, it is in the best interest of the County to accept this Warranty Deed to improve the health, safety and welfare of the citizens of St. Johns County.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions 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. Upon acceptance of this Resolution by the Board of County Commissioners, the Warranty Deed is hereby accepted.

Section 3. To the extent that there are scrivener's, typographical, 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 Circuit Court is instructed to record the original Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 18 day of February, 2020.

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

Attest: Brandon Patty, Clerk of Court

By: Pam Halterman
Deputy Clerk

By: Jeb S. Smith
Jeb S. Smith, Chair

Rendition Date: 2/20/20



Prepared By:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

WARRANTY DEED

THIS WARRANTY DEED made and executed the 30th day of January, 2020, by **GABYE LEE USINA, TRUSTEE OF THE CHARLES R. USINA LIVING TRUST DATED SEPTEMBER 12, 1992**, whose address is 2595 CR 208, St. Augustine, FL 32092, hereinafter called the Grantor, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, Attn: Real Estate Dept., St. Augustine, Florida 32084, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St. Johns County, State of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED

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

TO HAVE AND TO HOLD the same in fee simple forever.

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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Debbie Taylor
Witness: Debbie Taylor

Ramie Ford
Witness: Laurie Ford

Gabye Lee Usina
GABYE LEE USINA, TRUSTEE

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of January, 2020, by Gabye Lee Usina.

Debbie Taylor
Notary Public
My Commission Expires: 4-14-20

Personally Known or Produced Identification
Type of Identification Produced: _____


 DEBBIE TAYLOR
MY COMMISSION # FF 951061
EXPIRES: April 14, 2020
Bonded Thru Budget Notary Services

EXHIBIT "A"

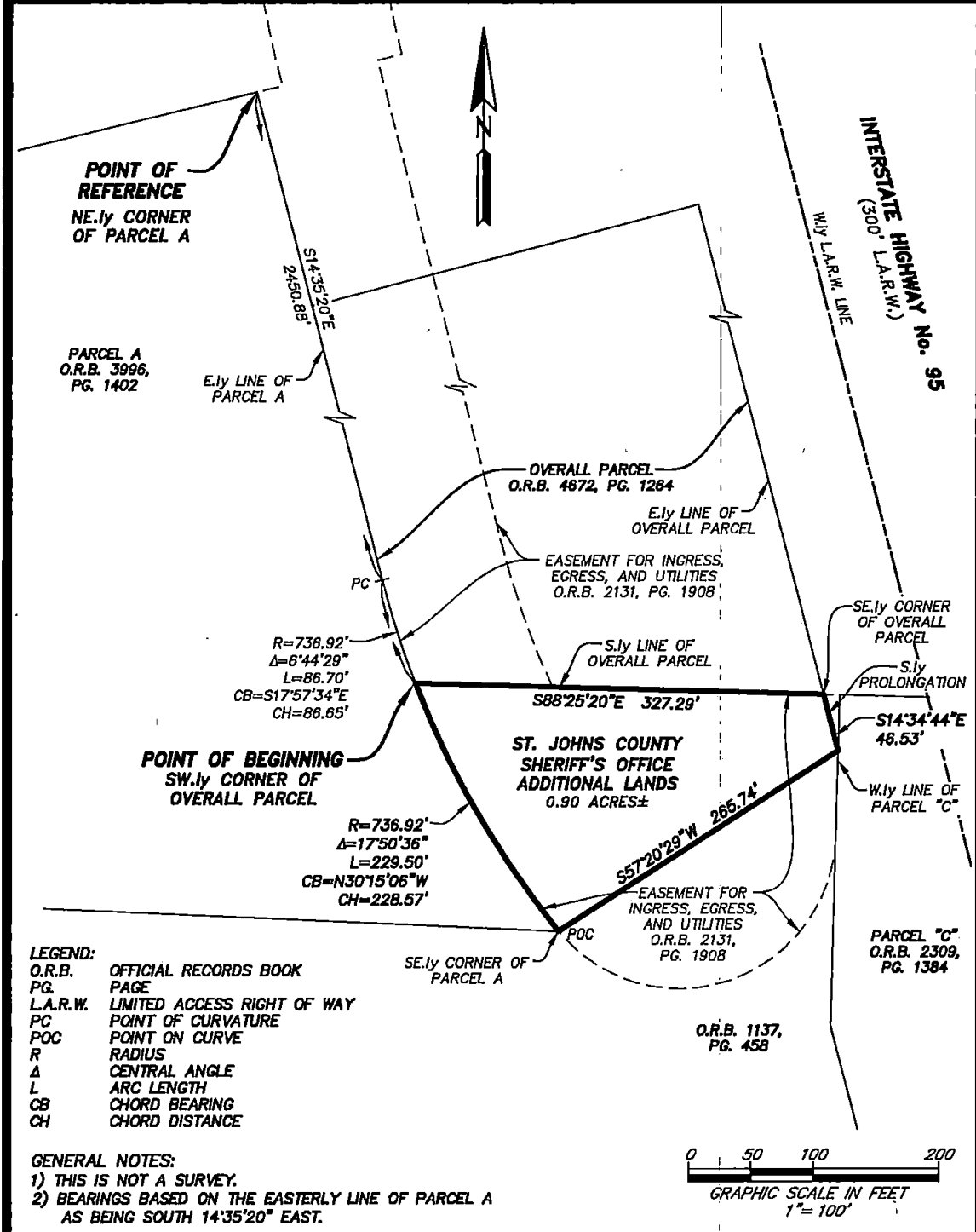
A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1137, page 458, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, page 1402, of said Public Records; thence South $14^{\circ}35'20''$ East, along the Easterly line of said Parcel A, a distance of 2450.88 feet to the point of curvature of a curve concave Easterly having a radius of 736.92 feet; thence Southerly, continuing along said Easterly line and along the arc of said curve, through a central angle of $06^{\circ}44'29''$, an arc length of 86.70 feet to the Southwesterly corner of Overall Parcel, as described and recorded in Official Records Book 4672, page 1264, of said Public Records and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $17^{\circ}57'34''$ East, 86.65 feet.

From said Point of Beginning, thence South $88^{\circ}25'20''$ East, departing said Easterly line of Parcel A and along the Southerly line of said Overall Parcel, a distance of 327.29 feet to the Southeasterly corner thereof; thence South $14^{\circ}34'44''$ East, along the Southerly prolongation of the Easterly Line of said Overall Parcel, 46.53 feet to a point lying on the Westerly line of Parcel "C", as described and recorded in Official Records Book 2309, page 1384, of said Public Records; thence South $57^{\circ}20'29''$ West, departing said Westerly line, 265.74 feet to the Southeasterly corner of said Parcel A; thence Northwesterly, along said Easterly line of Parcel A and along the arc of a curve concave Northeasterly having a radius of 736.92 feet, through a central angle of $17^{\circ}50'36''$, an arc length of 229.50 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $30^{\circ}15'06''$ West, 228.57 feet.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1137,
PAGE 458, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

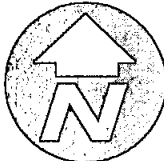
ETM
Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624



SCALE: 1"=100'
 DATE: JANUARY 21, 2020

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284




 2019 Aerial Imagery
 0 245 490 980
 Feet
 Date: 1/27/2020

LEGEND

 1 acre donation
 Sheriff's Office future training facility property

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.

