

**CITY COUNCIL ORDINANCE NO. 2021-2203**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE CITY CODE TO ADD A NEW SECTION NUMBER 86-110.16 TO ARTICLE III, CHAPTER 86, WHICH PROVIDES FOR THE PERMANENT VACATING OF THE TWO UTILITY EASEMENTS LOCATED BETWEEN LOTS 5 (PARCEL 34-3S-16-02465-105) AND LOT 6 (PARCEL 34-3S-02465-106), AND LOT 6 (PARCEL 34-3S-02465-106) AND LOT 7 (PARCEL 34-3S-16-02465-107), ALL OF SAID LOTS BEING LOCATED IN THE STONEGATE PARK SUBDIVISION AS RECORDED ON A PLAT THEREOF AND RECORDED IN PLAT BOOK 7, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lake City, Florida (hereinafter the "City") desires to close, vacate, and abandon all of the Utility Easements lying between Lot 5 and Lot 6, and also between Lot 6 and Lot 7, all of said Lots being located in the Stonegate Park Subdivision as recorded on a Plat thereof and recorded in Plat Book 7, Pages 61 and 62, of the Public Records of Columbia County, Florida (hereinafter the "Vacated Street") and further identified in the *Boundary Survey* attached hereto as "Exhibit A"; and

**WHEREAS**, the property owner of the proposed Vacated Utility Easement (hereinafter the "Easement") has remediated portions of the Easement and has applied to have the Utility Easement vacated; and

**WHEREAS**, the City finds that the Vacated Street is not vital to the vehicular traffic in the downtown area of the City; and

**WHEREAS**, the City finds that it is in the best interests of the City and its citizens to vacate the Utility Easement to improve the business area of the City; and

**WHEREAS**, notice has been given, prior to adoption, to all utility companies holding franchises from the City for review and comment with respect to the permanent vacation of the Easement.

**NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are hereby incorporated herein and made a part of this ordinance.

**Section 2.** The Code of the City of Lake City is hereby amended by adding a section to Chapter 86, Article III, to be numbered Section 86-110.16 which section reads as follows:

**Section 86-110.16** VACATING OF THE TWO (2) UTILITY EASEMENTS LOCATED BETWEEN LOT 5 (PARCEL 34-3S-16-02465-105) AND LOT 6 (PARCEL 34-3S-02465-106), AND ALSO BETWEEN LOT 6 (PARCEL 34-3S-02465-106) AND LOT 7 (PARCEL 34-3S-16-02465-107), ALL OF SAID LOTS BEING LOCATED IN THE STONEGATE PARK SUBDIVISION AS RECORDED ON A PLAT THEREOF AND RECORDED IN PLAT BOOK 7, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**Section 3.** The City finds the Vacated Utility Easements to be surplus to its needs and that it is in the public interest to vacate the Utility Easements.

**Section 4.** The City shall convey by Quit Claim Deed to each abutting record title owner that portion of the Vacated Utility Easement to its centerline.

**Section 5.** Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 6.** Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**Section 7.** Codification. It is the intention of the City Council of the City of Lake, City, Florida, that the provisions of this ordinance shall become and be made part of the Code of the City of Lake City, Florida.

*[Remainder of this page left blank intentionally.]*

**Section 8.** Effective Date. This ordinance shall become effective upon adoption.

**PASSED** on the first reading this 20<sup>th</sup> day of September, 2021.

**NOTICE PUBLISHED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**PASSED AND ADOPTED** on the second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

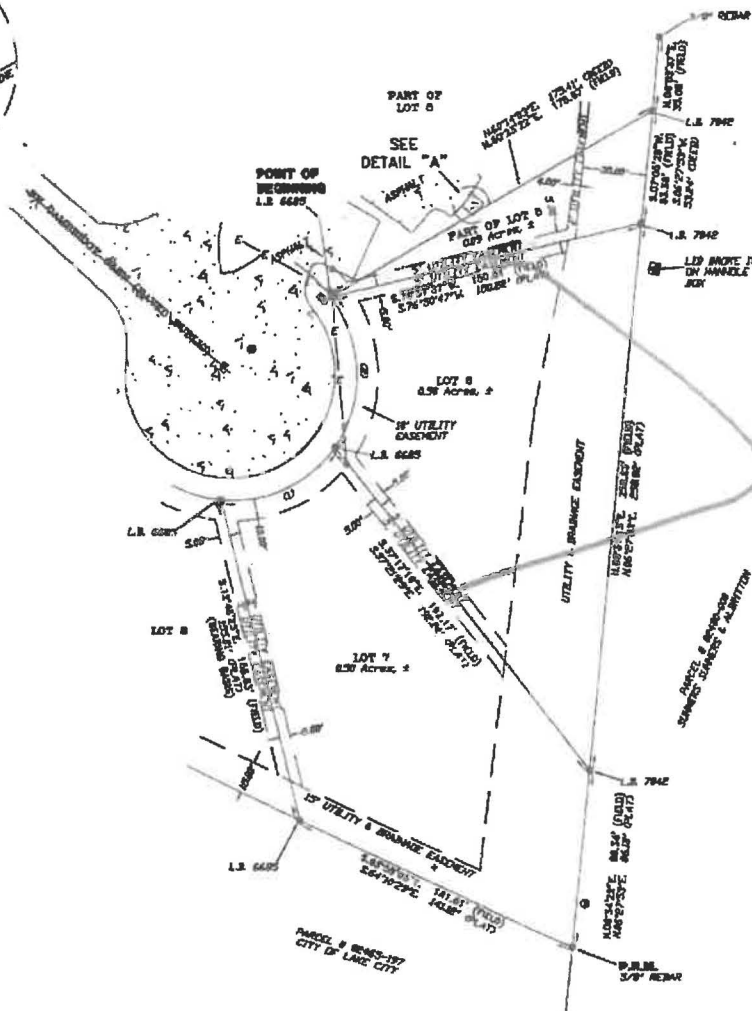
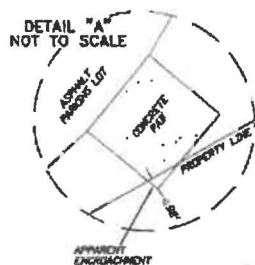
APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_  
Audrey E. Sikes, City Clerk

By: \_\_\_\_\_  
Frederick L. Koberlein, Jr.,  
City Attorney

# EXHIBIT A

A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



SYSTEMS  
TO MATCH

SYMBOL LEGEND:

[illegible]

SCALE: 1" = 40'



CURVE TABLE

REL	RADIUS	DEL TA	ARC	PARENT	CHORD	CHORD BEARING
1	60.00	39.2044°	62.76	34.39°	33.94°	1.5378874V
FLAT	60.00	60.0000°	62.83		60.00°	1.5378874V
2	60.00	71.3756°	73.01	42.30°	70.25°	1.5917732V
FLAT	60.00	71.3756°	73.01		70.25°	1.5917732V

DESCRIPTION  
 LOTS 6 AND 7 OF 'STONEGATE PARK', A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGES 61  
 AND 62 OF THE PUBLIC RECORDS OF COLLEEN COUNTY, FLORIDA.

ALSO  
 BEING OF LOT 3 OF "STITCHES PARK", A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 61  
 AND 62 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5 AND RUN N40°15'00"E, A DISTANCE OF 175.41  
 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S20°10'33"W, ALONG SAID EAST  
 LINE A DISTANCE OF 33.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE  
 S10°10'33"W, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 12.96 FEET TO THE POINT  
 OF BEGINNING, CONTAINING 0.554 ACRES, MORE OR LESS.

SUBJECT TO UTILITY EASEMENTS AS SHOWN ON SAID PLAT OF STONEHEDGE PARK.

### EXPERIMENTER'S NOTES

- SUPPLEMENTARY NOTES:**
1. ALL DATA ON CONCENTRATION FLOID IN ACCORDANCE WITH THE RETRACTION OF THE ORIGINAL SURVEY FOR DATA PLAT OF RECORD.
  2. MEASUREMENTS BASED ON SAID PLAT OF RECORD AND THE WEST LINE OF SAID LOT 7.
  3. IT IS NOTED THAT THE SURVEY WAS MADE BY A PERSON WHO IS DETERMINED TO BE OUTSIDE THE ONE YEAR FLOODPLAIN AS PER FLOID AREA MAP, DATED 2 NOVEMBER, 2008 FROM PANEL NUMBER KSC06C09H0000; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  4. THE IMPROVEMENTS, IF ANY, INDICATED IN THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
  5. NO OTHER EXISTING OR PROPOSED STRUCTURES AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE CURATIVE.
  7. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
  8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  9. ANY PREVIOUS DIVISION OF INTEREST OR PERFORMANCE AGREEMENT BASED ON THE COUNTY PROPERTY APPRAISER'S GIS SYSTEM, UNLESS OTHERWISE IDENTIFIED.

**CERTIFIED TO:**

NORTH FLORIDA PRIMARY CARE, P.L.L.C.  
ABSTRACT TRUST TITLE, LLC  
FIRST FEDERAL BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

**EXPERIMENTAL**

03/13/81  
BRADY:DAVE

L. SCOTT BRITT, P.S.N.

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND UNLESS THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FIELD BOOK: 348 PAGE(S): 48

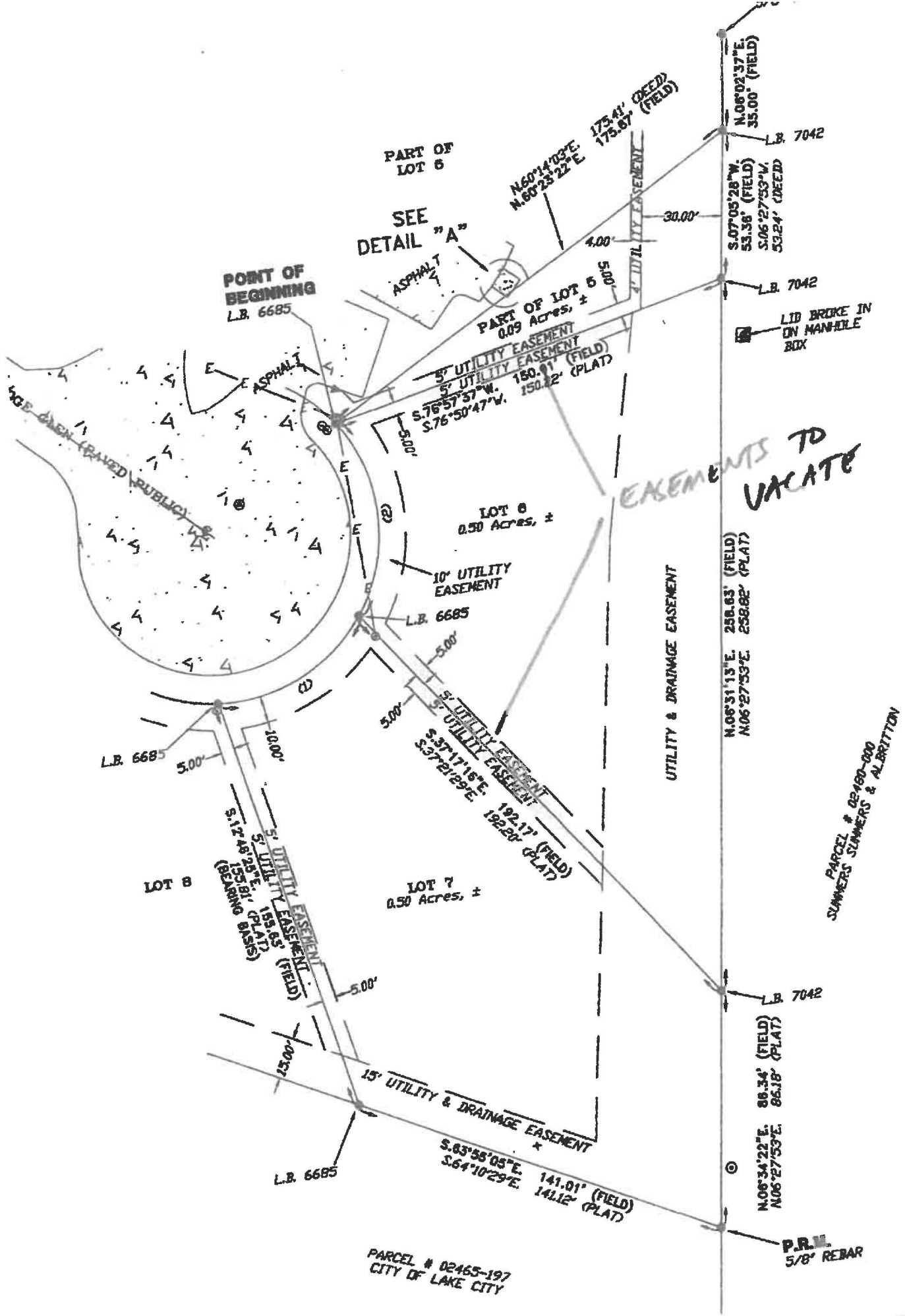
BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016  
1438 SW MAIN BLVD,  
LAKE CITY, FLORIDA, 32025



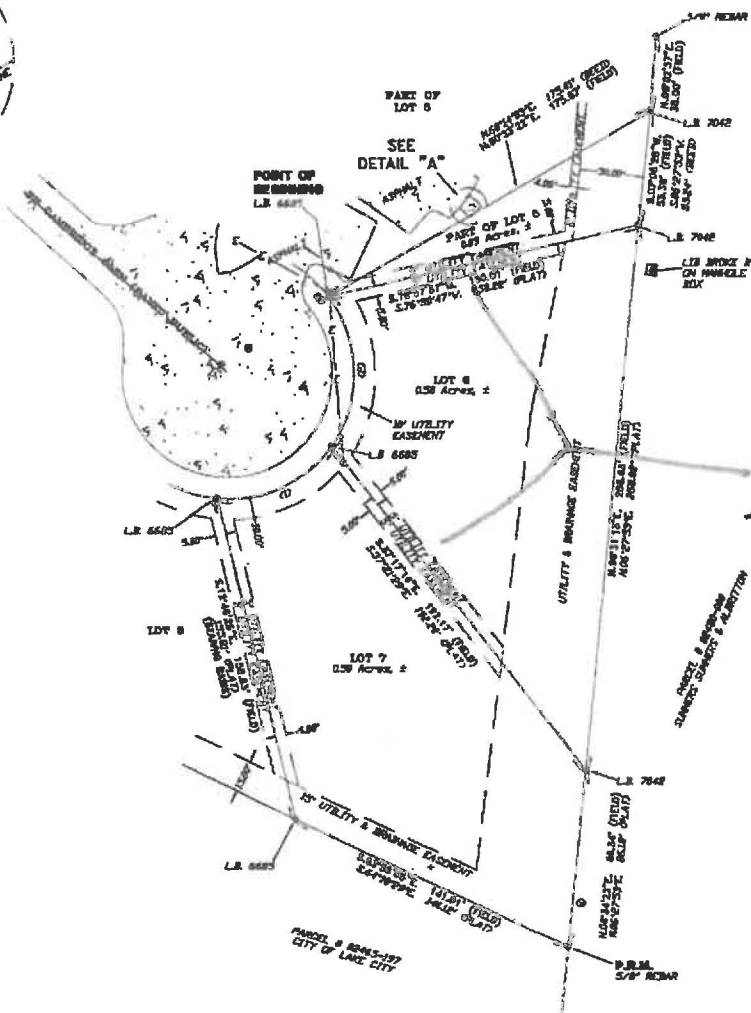
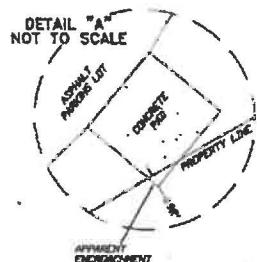
www.britishsurvey.com  
TELEPHONE: (906)

WORK ORDER # L-27353



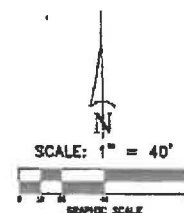
EASEMENTS TO VACATE

A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



# SYMBOL LEGEND

8	4\"/>
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## CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	64.00'	33°33'47"	88.78'	34.59'	39.94'	S65°02'E77.4'
2	64.00'	68°08'06"	82.83'		62.80'	S65°44'W14.4'
3	64.00'	71°37'36"	73.01'	43.36'	70.82'	S68°17'E17.5'
4	64.00'	71°37'36"	73.01'		70.82'	S64°46'E17.5'

**DESCRIPTION**  
 LOTS 6 AND 7 OF "STONEGATE PARK", A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGES 61 AND 62 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**ALSO**  
 PART OF LOT 5 OF "STONEGATE PARK", A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGES 61 AND 62 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5 AND RUN N40°34'00\"/>

- SURVEYOR'S NOTES**
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
  2. BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE WEST LINE OF SAID LOT 7.
  3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE THE ONE YEAR FLOOD PLAIN AS PER FLOOD HAZARD MAP, DATED 8 NOVEMBER, 2005 FROM FLOOD HAZARD INFORMATION. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
  5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITTEE OR A TITLE POLICY.
  7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
  8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:  
 NORTH FLORIDA PRIMARY CARE, PLLC  
 ABSTRACT TRUST, LLC  
 FIRST FEDERAL BANK  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD BOOK 369 PAGES 49

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE JUDICIAL TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.02, FLORIDA STATUTES.

DATE SURVEY MADE 03/13/21  
 DATE OF FIELD SURVEY 03/13/21  
 L. SCOTT BRITT, L.S.M.  
 CERTIFICATION # 3553  
 NOTE: UNLESS IT BEAR THE ORIGINAL SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



**BRITT SURVEYING & MAPPING, LLC**

LAND SURVEYORS AND MAPPERS, L.B. # 8016  
 1438 SW MAIN BLVD.,  
 LAKE CITY, FLORIDA, 32825

www.brittsurveying.com  
 TELEPHONE: (386) 752-7143 FAX: (386) 752-5673 WORK ORDER # L-27363

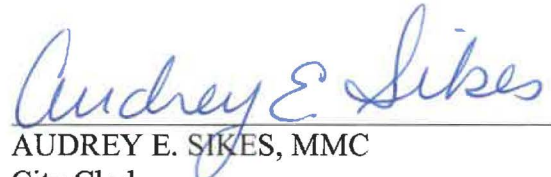
**Ordinance Number: 2021-2203**  
**Passed on first hearing on September 20, 2021**

**Record of Vote on First Reading**

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>✓</u>	_____	_____	_____
Eugene Jefferson, Council Member	<u>✓</u>	_____	_____	_____
Todd Sampson, Council Member	<u>✓</u>	_____	_____	_____

**Certification**

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.

  
\_\_\_\_\_  
AUDREY E. SIKES, MMC  
City Clerk