

CITY COUNCIL RESOLUTION NO. 2020-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ACCEPTING A UTILITY EASEMENT FROM THE PARKVIEW BAPTIST CHURCH, INCORPORATED FOR THE PURPOSE OF COLLECTION AND DISTRIBUTION OF STORM WATER FROM THE GWEN LAKE ESTATES AREA.

WHEREAS, the City of Lake City, Florida, (hereinafter the "City"), has identified a need for an easement to collect and distribute storm water from the Gwen Lake Estates area along the boundary line of a piece of real property identified by the Columbia County Property appraiser as Parcel ID 00-00-00-12401-000, (hereinafter the "Property"); and

WHEREAS, Parkview Baptist Church, Incorporated (hereinafter "Parkview"), is the owner of the aforementioned Property and the City has requested that Parkview grant a public utility easement to the City; and

WHEREAS, Parkview has agreed to convey a public utility easement to the City and the City Council desires to accept the grant of the utility easement deed, a copy of which is attached hereto as "Exhibit A" and made a part of this resolution; and

WHEREAS, the City Council finds that it is in the best interests of the City to accept the grant of the utility easement deed from Parkview for the purpose of collecting and distributing storm water from the Gwen Lake Estates area.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL 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 resolution.

Section 2. The City is hereby authorized to accept the grant of a utility easement deed from Parkview, for the purpose of collecting and distributing storm water from the Gwen Lake Estates area.

PASSED AND ADOPTED a meeting of the City Council this ____ day of October 2020.

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

Return to:
City of Lake City, Florida
Attn: City Clerk
205 N. Marion Ave
Lake City, Florida 32055

This instrument prepared by:
Koberlein Law Offices
855 SW Baya Drive
Lake City, FL 32025

WARRANTY DEED FOR UTILITY EASEMENT

THIS INDENTURE, made this ____ day of _____, 2020, by PARKVIEW BAPTIST CHURCH, INCORPORATED, which has a mailing address of 268 NW Lake Jeffery Road, Lake City, Florida 32055, herein "Grantor", grants, conveys, and warrants unto City of Lake City, Florida, a municipal corporation organized under the laws of the State of Florida, which has a mailing address of 205 N. Marion Ave, Lake City, Florida 32055, herein "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the mutual obligations herein contained, and other valuable consideration, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the Grantee, its successors and assigns, an easement on, over, under, and across real property in Columbia County, Florida, described in "Exhibit A" attached hereto and incorporated herein (the "Property").

Grantor hereby warrants and covenants, (a) that it is the owner of the fee simple title to the premises in which the above described Property is located, (b) that it has full right and lawful authority to grant and convey this easement to Grantee, and (c) that Grantee shall have quiet and peaceful possession, use, and enjoyment of the Property as to Grantor's interest.

Grantor and Grantee acknowledge and agree that the Grantee shall be entitled to alter the easement for the purpose of providing, installing and maintaining water utility lines, together with all rights reasonably necessary or incident thereto, including the right of ingress and egress to and from the Property to the Grantee, its successors and assigns, for the purpose of exercising its rights provided for herein.

Grantor hereby covenants and agrees that no buildings, structures or obstacles shall be located, constructed, excavated or created within the Property. If the Property is fenced, Grantor shall install gates of sufficient width to allow for trucks and equipment to have ready access to Grantee's Property. If the gates are locked, Grantor shall provide Grantee with keys. If signs are placed upon the Property, they shall be erected in a manner not to interfere with the purposes of the Property. If Grantor's future orderly development of Grantor's adjacent premises is

in physical conflict with Grantee's Property, Grantee shall, within sixty (60) days after receipt of written request from Grantor, relocate Grantee's Property to another mutually agreed upon Property in Grantor's premises, provided that such relocation is feasible based upon general accepted engineering principles, and provided that prior to the relocation of Grantee' Property: (a) Grantor shall pay to Grantee the full expected cost of the relocation as estimated by Grantee, and (b) Grantor shall execute and deliver to Grantee an acceptable and recordable easement to cover the relocated facilities. Upon completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by such relocation.

[Remainder of this page intentionally left blank]

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed under seal on the day and year aforesaid.

Signed, sealed and delivered
in the presence of:

Skylar Teel

Witness' Signature

Skylar Teel

Print Name

Tonya Kolnes

Witness' Signature

Tonya Kolnes

Print Name

**PARKVIEW BAPTIST CHURCH,
INCORPORATED**

By: Bobby Bishop
Bobby Bishop, Vice President

ATTEST:

By: Lex Carswell
Lex Carswell, Secretary

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 20th day of October, 2020 by BOBBY BISHOP, Vice President of Parkview Baptist Church, Incorporated, who is personally known to me or produced _____ as identification.

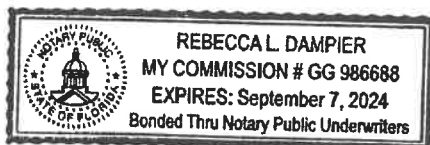


Rebecca L. Dampier
Notary Public – Signature

Rebecca L. Dampier
Notary Name - Printed

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 20th day of October, 2020 by LEX CARSWELL, Secretary of Parkview Baptist Church, Incorporated, who is personally known to me or produced _____ as identification.



Rebecca L. Dampier
Notary Public – Signature

Rebecca L. Dampier
Notary Name - Printed

EXHIBIT A

EASEMENT DESCRIPTION

Wednesday, August 12, 2020

FOR: Parkview Baptist Church
Tax Parcel #00-00-00-12401-000

COMMENCE at the Northwest corner of Block 9, Unit 4, Gwen Lake Estates, a subdivision recorded in the Public Records of Columbia County, Florida and run South 01°07'54" East along the West line of said Unit 4, Gwen Lake Estates, a distance of 335.72 feet; thence South 69°05'42" East a distance of 65.57 feet; thence South 45°58'49" East a distance of 36.30 feet; thence South 76°51'55" East a distance of 52.88 feet; thence South 05°49'43" East a distance of 19.66 feet; thence North 53°03'29" East a distance of 43.12 feet; thence North 57°07'55" East a distance of 88.26 feet; thence South 49°36'08" East a distance of 105.25 feet; thence North 76°51'00" East a distance of 91.58 feet; thence South 58°32'19"E a distance of 9.55 feet to the POINT OF BEGINNING; thence South 58°32'19"E a distance of 38.65 feet; thence South 31°27'41" West a distance of 40.00 feet; thence North 58°32'19" West a distance of 31.80 feet; thence South 76°51'00" West a distance of 14.56 feet; thence North 35°27'18" East a distance of 50.35 feet to the POINT OF BEGINNING. Containing 0.04 acres, more or less.