

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 _____ day of _____, 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:

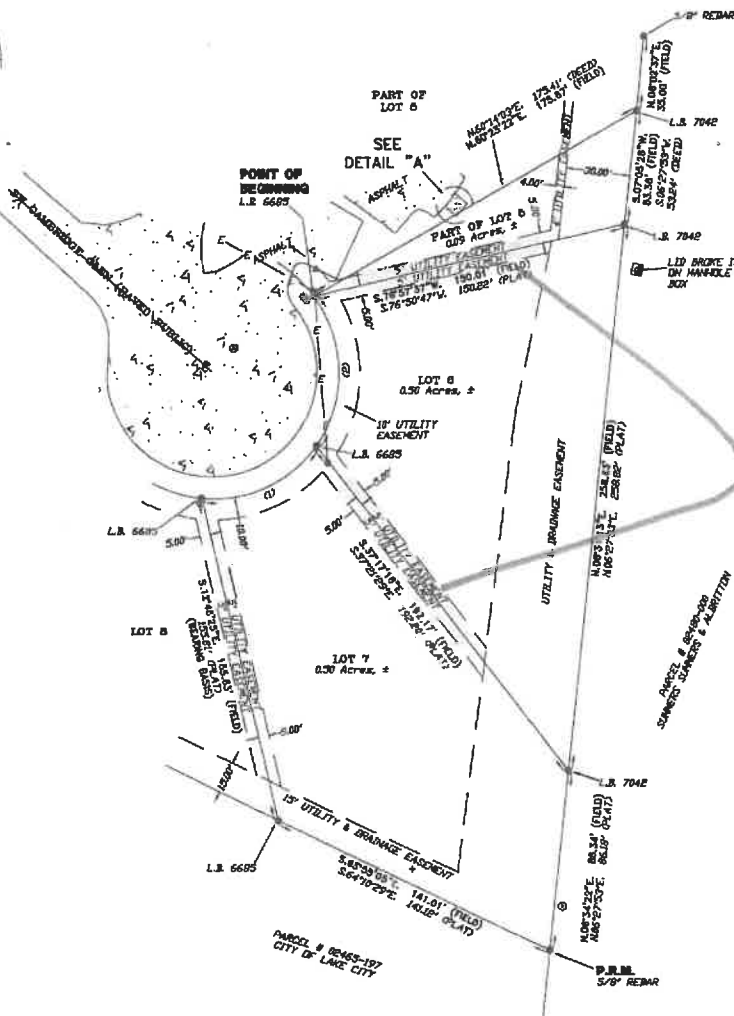
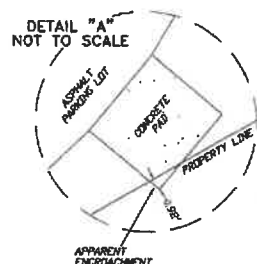
APPROVED AS TO FORM AND
LEGALITY:

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.



IMPROVEMENTS
TO LOCATE

SYMBOL LEGEND:

4" CONCRETE MONUMENT FOUND	4" CONCRETE MONUMENT SET
IRON PIPE FOUND	IRON PIPE AND CAP SET
7" DIT IN MONUMENT	CALCULATED PROPERTY CORNER
OLD PIPELINE VALVE	POWELL HOLE
3000 FOOT CORNER PIPELINE	WATER PETER
UTILITY BOX	WELL
SANITARY MANHOLE	CONTINUING
SECTION LINE	ELECTRIC LINE
VINE FENCE	CHAIN LINK FENCE
WOODEN FENCE	AS FOR A PLAT OF RECORD
CREAT	AS FOR A PLAT OF RECORD
CREAT	AS FOR A PLAT OF RECORD
CREAT	AS FOR A PLAT OF RECORD
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	59°30'43"	68.76'	34.39'	35.34'	5.63°24'14\"
2	60.00'	60°00'00"	68.63'	43.30'	70.25'	3.00°17'15\"
3	60.00'	71°37'32"	75.01'	70.25'	70.25'	3.00°17'15\"

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 8 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 N 89° 14' 33\"/>

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

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE REITRACED OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE WEST LINE OF SAID LOT 7.
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE 7" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2008 FROM PANEL NUMBER 1203000000. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREIN IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

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 470.02, FLORIDA STATUTES.

03/13/21 FIELD SURVEY DATE 03/15/21 DRAWING DATE L. SCOTT BRITT, P.S.M. CERTIFICATION # 3737

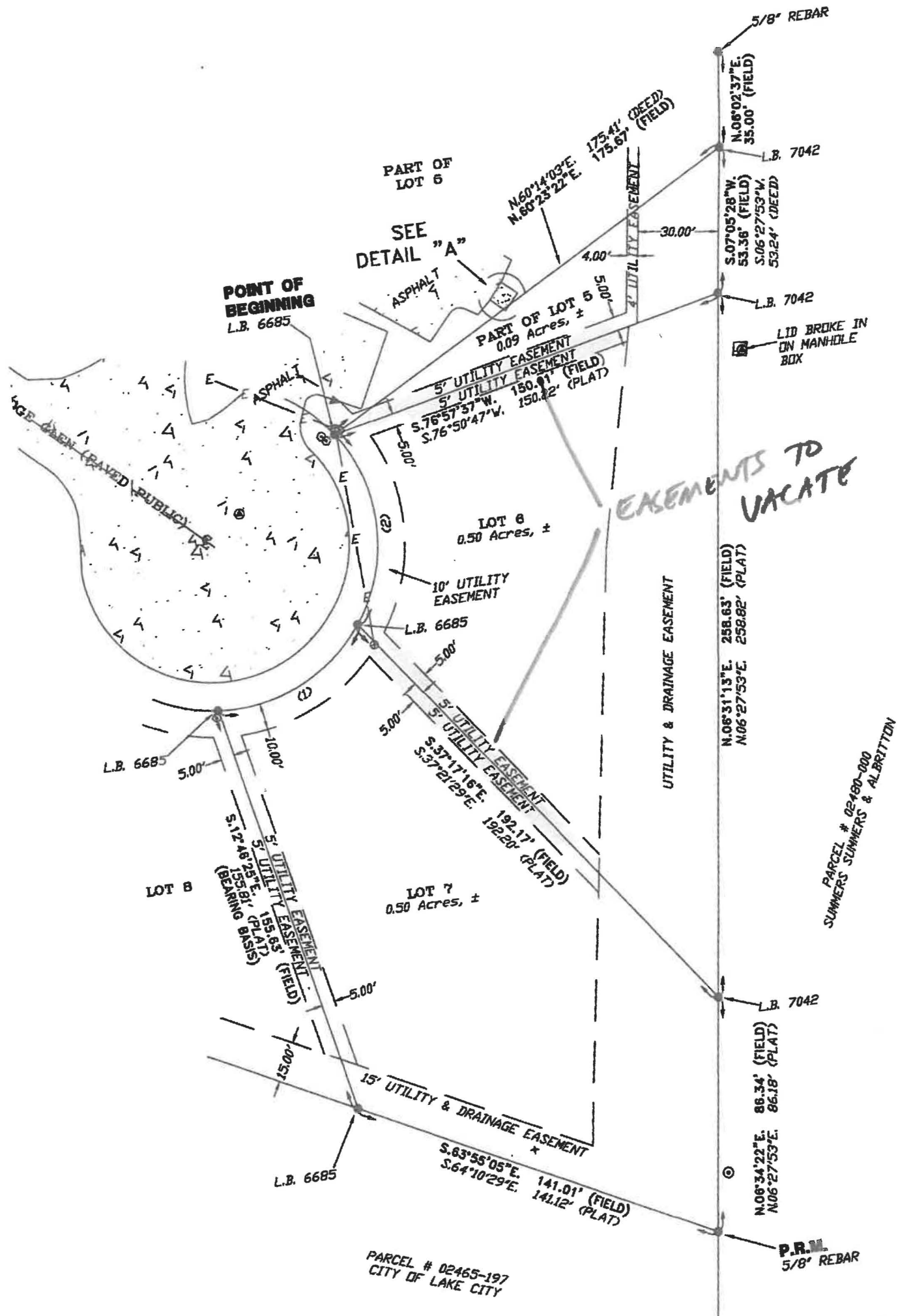
NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING & MAPPING, LLC

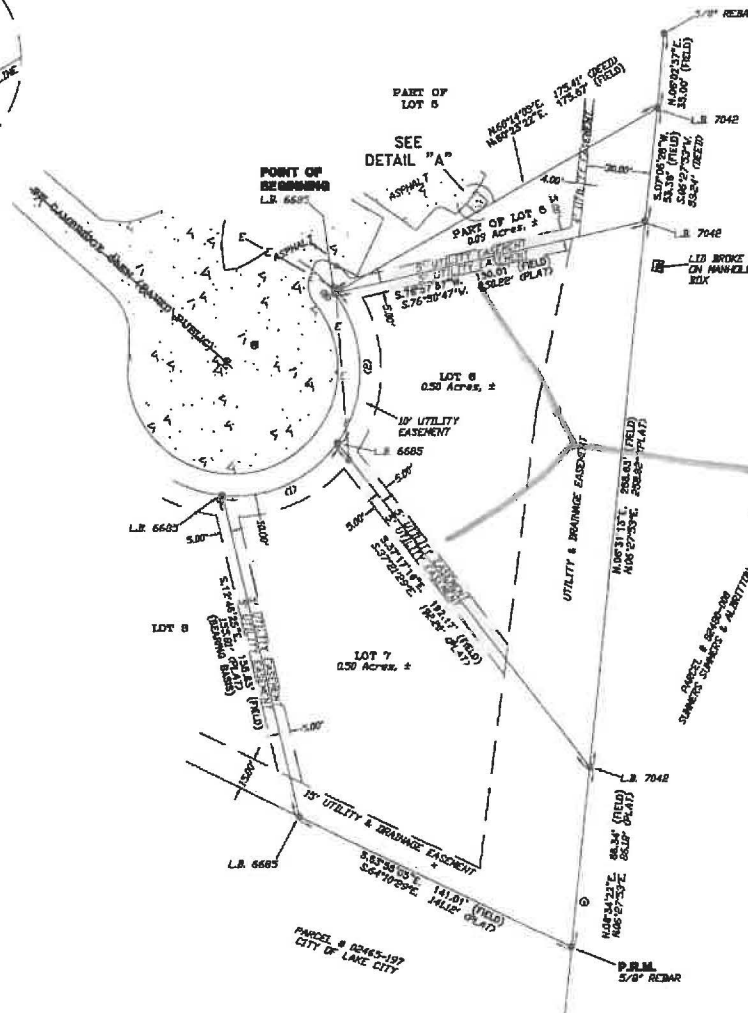
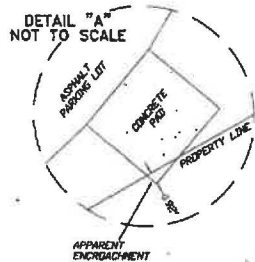


LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025

www.brittsurveying.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-27353

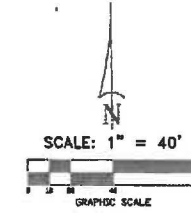


A BOUNDARY SURVEY IN SECTION 34, TOWNSHIP 3 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND:

4\"/>



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	39°33'47"	62.76'	34.59'	59.94'	S35°29'27"W.
PLAT	60.00'	60°00'00"	62.83'		60.00'	S65°24'14"W.
E	60.00'	71°37'56"	75.01'	43.90'	70.02'	S00°17'15"E.
PLAT	60.00'	71°37'56"	75.01'		70.02'	S00°17'42"E.

DESCRIPTION:
LOTS 6 AND 7 OF "STONEGATE PARK", A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE(S) 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, PAGE(S) 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 N80°14'02"E, A DISTANCE OF 175.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE S06°27'53"W, ALONG SAID EAST LINE A DISTANCE OF 33.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S76°30'47"W, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 130.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.554 ACRES, MORE OR LESS.

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

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE WEST LINE OF SAID LOT 7.
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 300 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2019 FIRM PANEL NUMBER 12050290D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 - THE IMPROVEMENTS, IF ANY, INDICATED IN THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - 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, 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 472.027, FLORIDA STATUTES.
03/13/21 FIELD SURVEY DATE 03/15/21 DRAWING DATE
L. SCOTT BRITT, P.S.M. CERTIFICATION # 3753
NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED 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
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