



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 5/10/2019 Meeting Date: 5/16/2019

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

Purchase land for Greater Lake City Community Development Corporation for housing project.

2. Recommended Motion/Action:

Approve agreement of intent.

3. Fiscal impact on current budget.

This item is currently budgeted. The account number to be charged is 302-9882-552.80-73

Parcel 1085-000, NE Davis Ave.
Owner: Square One Property Holdings, Inc.

AGREEMENT OF INTENT

Seller, **SQUARE ONE PROPERTY HOLDINGS, INC.**, whose address is 126 Howard St East, Live Oak, FL 32064, and Buyer, **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1529, Lake City, Florida 32056-1529, hereby agree that Seller will Sell and Buyer will purchase upon the following terms, the following real property in Columbia County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

1. **Purchase Price:** The purchase price payable at closing is \$70,000.
2. **Closing Costs:** Buyer will be responsible for obtaining evidence of title, title insurance, and documentary stamps on warranty deed. Buyer shall pay all costs associated with the recording of any deeds, survey of that portion of the property to be purchased, and recording a partial release of mortgage, if any. Seller will be responsible for clearing title defects, if any. Buyer will pay Seller's pro-rated portion of ad valorem taxes at closing on the parcel deeded to Buyer. Each party will pay their own attorney's fees.
3. **Closing Date:** This transaction will be closed within 45 days from the effective date of this agreement or after title defects have been cleared by Seller or when the parties have obtained a partial release of mortgage where required.
4. **Effective Date:** This agreement shall become effective and binding upon the parties upon its approval by the Board of County Commissioners of Columbia County, Florida.

DATED this 30th day of April, 2019.

Seller:

By: Dennis Music
Print: Dennis Music

Buyer:

COLUMBIA COUNTY, FLORIDA

By: _____
Print: _____

EXHIBIT A

DESCRIPTION

OWNER (per County tax roll): **SQUARE ONE PROPERTY HOLDINGS, INC.**,
Tax Parcel #10845-000

BLOCKS 5, 6, 15, 16, TOGETHER WITH A PART OF BLOCKS 7, 14, AND 27, OF THE NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, ALL BEING A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 7, AN OLD 4X4 CONCRETE MONUMENT WITH TOP BROKE OFF AND NOW FOUND IN PLACE AND THENCE RUN NORTH 02°11'10" WEST ALONG THE WEST RIGHT-OF-WAY OF ABERDEEN STREET, A 30 FOOT PUBLIC ROAD RIGHT-OF-WAY, A DISTANCE OF 540.74 FEET TO A 5/8" REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 02°11'10" WEST, A DISTANCE OF 60.36 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE AT THE POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 57.82 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE AT THE POINT OF REVERSE CURVE, AND THE PRECEDING CURVE HAVING A RADIUS ALONG THE RIGHT-OF-WAY OF 485.00 FEET AND A CHORD BEARING OF NORTH 05°36'06" WEST, AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN ALONG AND AROUND THE REVERSED CURVE, AN ARC DISTANCE OF 9.51 FEET TO A 5/8 INCH REBAR AND CAP STAMP LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE AT THE POINT OF TANGENT IN CURVE AND SAID CURVE HAVING A RIGHT-OF-WAY RADIUS OF 515.00 FEET, AND A CHORD BEARING OF NORTH 08°29'20" WEST, AND A CHORD DISTANCE OF 9.51 FEET; THENCE RUN NORTH 71°50'16" WEST, A DISTANCE 47.35 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE; THENCE RUN NORTH 02°11'10" WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE ON THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING STREET, A 40 FOOT PUBLIC ROAD RIGHT-OF-WAY, FORMERLY ALASKA STREET, A 33 FOOT PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 87°57'18" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 213.08 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE; THENCE RUN SOUTH 03°49'59" EAST, ALONG A LINE COMMON TO A FLORIDA POWER AND LIGHT PROPERTY LINE AND NOW DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE; THENCE RUN SOUTH 87°57'18" WEST ALONG A LINE COMMON WITH A FLORIDA POWER AND LIGHT PROPERTY LINE, A DISTANCE OF 412.33 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE ON THE EAST RIGHT-OF-WAY LINE OF DAVIS STREET AS RE-ESTABLISHED IN 1963 TO BE A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, THE OLD RIGHT-OF-WAY BEING 33 FEET; THENCE RUN SOUTH 01°38'41" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 477.08 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW

SET IN PLACE AT THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF RAILROAD STREET, A 33 FOOT UNIMPROVED PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN NORTH 88°10'43" EAST, NOW DEPARTING FROM SAID EAST LINE, NOW ALONG SAID NORTH LINE, A DISTANCE OF 572.82 FEET TO AN OLD 4X4 CONCRETE MONUMENT WITH TOP BROKE OFF NOW FOUND IN PLACE; THENCE RUN NORTH 02°11'43" WEST, NOW DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 538.49 FEET TO A 5/8 INCH REBAR AND CAP STAMPED, LB 6961, SUWANNEE SURVEYING AND MAPPING, NOW SET IN PLACE; THENCE RUN NORTH 86°53'23" EAST, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF BLOCK 27, OF NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, ALL BEING A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7, OF NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, THENCE RUN NORTH 02°11'10" WEST (REFERENCED BEARING AS CALL FOR IN SURVEY ACCORDING TO SUWANNEE SURVEYING & MAPPING LICENSE BUSINESS NO. 6961, JOB NO. 20713.00, DATED FEBRUARY 22, 2006.) ALONG THE WEST RIGHT-OF-WAY OF ABERDEEN STREET, A 33 FOOT ROAD RIGHT-OF-WAY, A DISTANCE OF 540.74 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 02°06'23" WEST, A DISTANCE OF 60.29 FEET TO THE POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE RUN A LONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 57.83 FEET TO POINT OF REVERSE CURVE, AND THE PRECEDING CURVE HAVING A RADIUS ALONG THE RIGHT-OF-WAY OF 485.00 FEET AND A CHORD BEARING OF NORTH 05°34'02" WEST, AND A CHORD DISTANCE OF 57.79 FEET; THENCE RUN ALONG AND AROUND THE REVERSE CURVE, AN ARC DISTANCE OF 9.52 FEET TO THE POINT OF TANGENT IN CURVE AND SAID CURVE HAVING A RADIUS OF 515.00 FEET, AND A CHORD BEARING OF NORTH 08°44'14" WEST, AND A CHORD DISTANCE OF 9.52 FEET; THENCE RUN NORTH 71°50'16" WEST, A DISTANCE OF 47.35 FEET; THENCE RUN NORTH 01°39'44" WEST, A DISTANCE OF 5.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING STREET, A 40 FOOT PUBLIC ROAD RIGHT-OF-WAY, FORMERLY ALASKA STREET, A 33 FOOT PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 87°56'13" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 161.17 FEET; THENCE RUN SOUTH 02°10'57" EAST, A DISTANCE OF 153.30 FEET; THENCE NORTH 86°44'00" EAST, A DISTANCE OF 209.98 FEET TO THE POINT OF BEGINNING.

SAID EXCLUDED PARCEL BEING THE SAME AS: LOTS 1, 2, 3 AND 4 OF ABERDEEN CORNER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 116 AND 117, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.