

ENTERED BY _____

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF LAKE CITY, FLORIDA
AND COLUMBIA COUNTY, FLORIDA FOR THE EXCHANGE OF REAL PROPERTY**

THIS AGREEMENT for the exchange of parcels of real property is entered into this 6th day of April, 2020, by and between **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, with a mailing address of Post Office Box 1529, Lake City, Florida 32056-1529, (hereinafter the "County"), and **THE CITY OF LAKE CITY**, a body politic of the State of Florida, with a mailing address of 205 North Marion Street, Lake City, FL 32055 (hereinafter the "City").

RECITALS

WHEREAS, the City is in need of constructing a new Fire Station on the westside of the City's municipal limits; and

WHEREAS, the County is in need of additional lands abutting the area that comprises the Southwest Recreation Complex; and

WHEREAS, the County owns a certain parcel of real property that is surplus to its immediate needs which is compatible with the City's immediate needs and the City owns a certain parcel of real property that is surplus to its immediate needs which is compatible with the County's immediate needs; and

WHEREAS, the City and the County each find that the parcels of real property owned by them respectively are surplus to their needs and would be best used by conveying said parcels to one another; and

WHEREAS, the City and County agree that it is in the public interest to memorialize their respective intentions and obligations associated with the exchange of parcels of real property in this Agreement; and

WHEREAS, pursuant to the Florida Local Government Development Act, the County and City are authorized to enter into interlocal agreements and cooperatively utilize their resources in the most efficient manner possible to provide services.

NOW, THEREFORE, in consideration of the mutual covenants and conditions provided herein, the County and City agree as follows:

1. **Recitals Incorporated.** The recitals above are true and correct and incorporated herein by reference.

(Remainder of Page Intentionally Left Blank)

2. **Purpose of the Agreement.** The purpose of this Agreement is the establish and memorialize an agreement between the City and County to exchange parcels of surplus lands to meet the parties' respective and recognized public purposes.

3. **Obligations of City.** The City will gift and convey to the County via the attached "Exhibit A", in "AS IS" condition, the lands described therein.

4. **Obligations of County.** The County will gift and convey to the City via the attached Exhibit "B", in "AS IS" condition, the lands described therein.

5. **Controlling Law.** This Agreement is to be governed by the laws of the State of Florida and sole and exclusive venue for any legal action shall be the state courts of Columbia County, Florida. Each party waives its right to any other venue.

6. **Amendment.** This Agreement constitutes the entire agreement between the County and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented or amended only by a written document executed by both the County and City.

7. **Termination.** This Agreement shall termination automatically upon the recording of the respective conveyance documents in the Pubic Records of Columbia County, Florida.

8. **Non-assignability.** Neither party shall assign any rights or delegate any duties arising under this Agreement without prior written consent of the other party.

9. **Notices.** Any and all communications required hereunder shall be provided in writing to the other party and deemed to have been duly served on the other party when provided by hand delivery, with receipt therefore, or by registered mail posted prior to any deadline with return receipt requested.

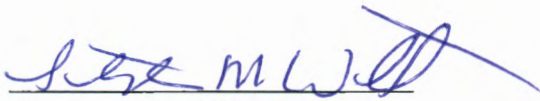
To the City: City of Lake City
 c/o Mayor Stephen Witt
 205 North Marion Avenue
 Lake City, Florida 32055

To the County: Columbia County, Florida
 c/o County Manager, Ben Scott
 Post Office Box 1529
 Lake City, Florida 32056

10. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such items or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

IN WITNESS WHEREOF THIS AGREEMENT has been executed by the parties' respective authorized representatives as of the day and year first above written.

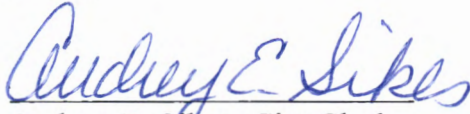
CITY OF LAKE CITY

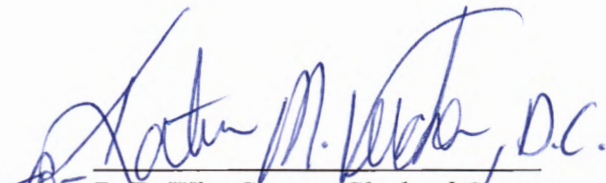

Stephen M. Witt, Mayor

COLUMBIA COUNTY, FLORIDA

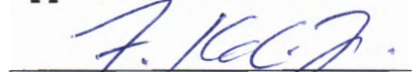

Toby Witt, Chair


Attest:


Audrey E. Sikes, City Clerk


P. DeWitt Cason, Clerk of Courts

Approved as to Form:


Fred Koberlein, City Attorney


Joel Foreman, County Attorney

Return to:
City of Lake City
Attn: City Clerk
205 North Marion Avenue
Lake City, Florida 32055

CITY DEED

THIS DEED is made and given this 6th day of April, 2020 by the **CITY OF LAKE CITY, FLORIDA**, a Florida municipality, whose mailing address is 205 N. Marion Avenue, Lake City, FL 32055, hereinafter referred to as "Grantor", to **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1529, Lake City, FL 32055, hereinafter called "Grantee".

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to a unanimous vote of the City Council in regular session on the 6th day of April, 2020, hereby grants, bargains, and sells to the said Grantee, forever, the described land and improvements, lying and being in Columbia County, Florida, described as:

COMMENCE at the Southwest corner of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 6, Township 4 South, Range 17 East, Columbia County, Florida, and run thence North $85^{\circ}02'23''$ East along the South line of North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 6, a distance of 917.98 feet to the POINT OF BEGINNING; thence continue North $85^{\circ}02'23''$ East, along said South line of North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, a distance of 528.81 feet; thence North $28^{\circ}10'35''$ East, to the Southerly right-of-way line of SW McFarlane Avenue (80 feet wide right-of-way), a distance of 133.73 feet; thence North $61^{\circ}59'49''$ West, along said right-of-way, a distance of 264.53 feet, to a point of curve; thence along said curve having a radius of 25.0 feet, an arc of 41.18 feet, a central angle of $94^{\circ}22'23''$ a chord bearing of South $70^{\circ}48'59''$ West, a chord distance of 36.68 feet; thence South $23^{\circ}37'48''$ West, to a point of curve, a distance of 55.12 feet; thence along said curve, having a radius of 350.22 feet, an arc distance of 374.44 feet, a central angle of $61^{\circ}15'29''$ a chord bearing of south $54^{\circ}25'19''$ West, a chord distance of 356.86 feet to the POINT OF BEGINNING. Containing 1.47 acres, more or less.

SUBJECT TO a 30 foot sewer easement described as follows:

An easement, for sanitary sewer purposes, being 30 feet in width, lying 15 feet left of and 15 right of the following described centerline:

COMMENCE at the Southwest corner of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 6, Township 4 South, Range 17 East, Columbia County, Florida and run thence North $85^{\circ}02'23''$ East along the South line of North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 6, a distance of 1446.54 feet; thence North $28^{\circ}16'59''$ East, to the Southerly right-of-way line of SW McFarlane Avenue (80 feet wide right-of-way), a distance of 113.98 feet; thence North $61^{\circ}59'49''$ West, along said right-of-way, a distance of 6.60 feet to the POINT OF BEGINNING; thence South $66^{\circ}36'34''$ West distance of 265.48 feet; thence South $85^{\circ}02'23''$ West a distance of 232.22 feet to the TERMINAL POINT of herein described centerline and easement.

ALSO SUBJECT TO a 30 foot utility easement described as follows:

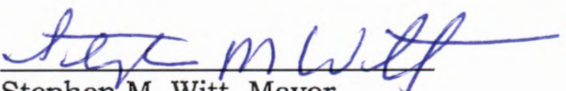
AN easement, for utility purposes, being 30 feet in width, lying 15 feet left of and 15 feet right of the following described centerline:

COMMENCE at the Southwest corner of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 6, Township 4 South, Range 17 East, Columbia County, Florida, and run thence North $85^{\circ}02'23''$ East along the South line of North $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 6, a distance of 1446.54 feet; thence North $28^{\circ}16'59''$ East, to the Southerly right-of-way line of SW McFarlane Avenue (80 feet wide right-of-way), a distance of 113.98 feet; thence North $61^{\circ}59'49''$ West, along said right-of-way, a distance of 52.34 feet to the POINT OF BEGINNING; thence South $55^{\circ}59'28''$ West a distance of 34.06 feet; thence South $77^{\circ}34'07''$ West a distance of 315.27 feet to the TERMINAL POINT of herein described centerline and easement.

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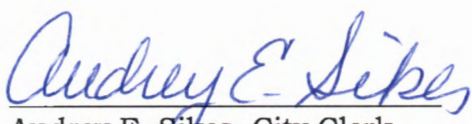
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by the City Council the day and year aforesaid.

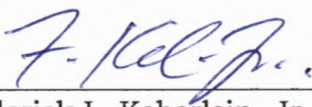
CITY OF LAKE CITY, FLORIDA

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

PREPARED BY AND RETURN TO:
JOEL F. FOREMAN, ESQ.
P.O. BOX 550
Lake City, Florida 32056

COUNTY DEED

THIS DEED is made and given this 2nd day of April, 2020 by **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1529, Lake City, FL 32056, hereinafter referred to as "Grantor", to **THE CITY OF LAKE CITY, FLORIDA**, a Florida municipality, whose mailing address is 205 N. Marion Ave. Lake City, FL 32055, hereinafter called "Grantee".

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to an Interlocal Agreement with the City of Lake City for the exchange of real property, hereby grants, bargains, and sells to the said Grantee, forever, the described land and improvements, lying and being in Columbia County, Florida, described as:

A portion of Columbia County Parcel ID NO: 34-3S-16-02464-004

COMMENCE at the intersection of the East line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida (as established by B.G. Moore, PLS 439) and the North Right-of-Way line of U.S. Highway 90 and run North 06°27'23" East along said East line of Section 34 (as established by B.G. Moore, PLS 439) a distance of 1,350.00 feet; thence North 83°33'13" West a distance of 244.58 feet to the POINT OF BEGINNING; thence continue North 83°33'13" West a distance of 245.64 feet to a point on the East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), said point being a point on a curve concave to the West having a radius of 340.00 feet, a central angle of 23°46'19", a chord bearing of North 05°26'24" West, and a chord distance of 140.06 feet; thence Northerly along the arc of said curve, being said East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), a distance of 141.07 feet to the end of said curve and the beginning of a curve concave to the Northwest having a radius of 370.00 feet, a central angle of 10°24'58", a chord bearing of North 62°34'53" East, and a chord distance of 67.17 feet; thence Northeasterly along the arc of said curve a distance of 67.27 feet to the end of said curve and the beginning of a curve concave to the North having a radius of 315.00 feet, a central angle of 38°41'50", a chord bearing of South 78°33'18" East, and a chord distance of 208.73 feet; thence Easterly along the arc of said curve a distance of 212.75 feet to the end of said curve; thence South 40°24'27" East a distance of 64.04 feet; thence South 48°47'54"

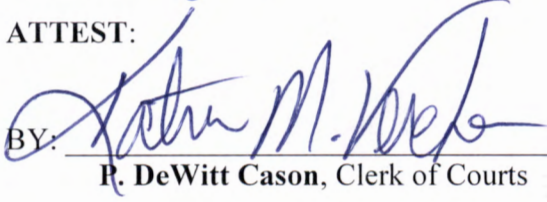
West a distance of 53.62 feet; thence South 06°18'15" West a distance of 72.88 feet to the POINT OF BEGINNING. Containing 0.94 acres, more or less.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners the day and year aforesaid.

**COLUMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS**

BY:  (SEAL)
Toby Witt, Chair

ATTEST:

BY: 
R. DeWitt Cason, Clerk of Courts

DESCRIPTION

Tuesday, December 10, 2019

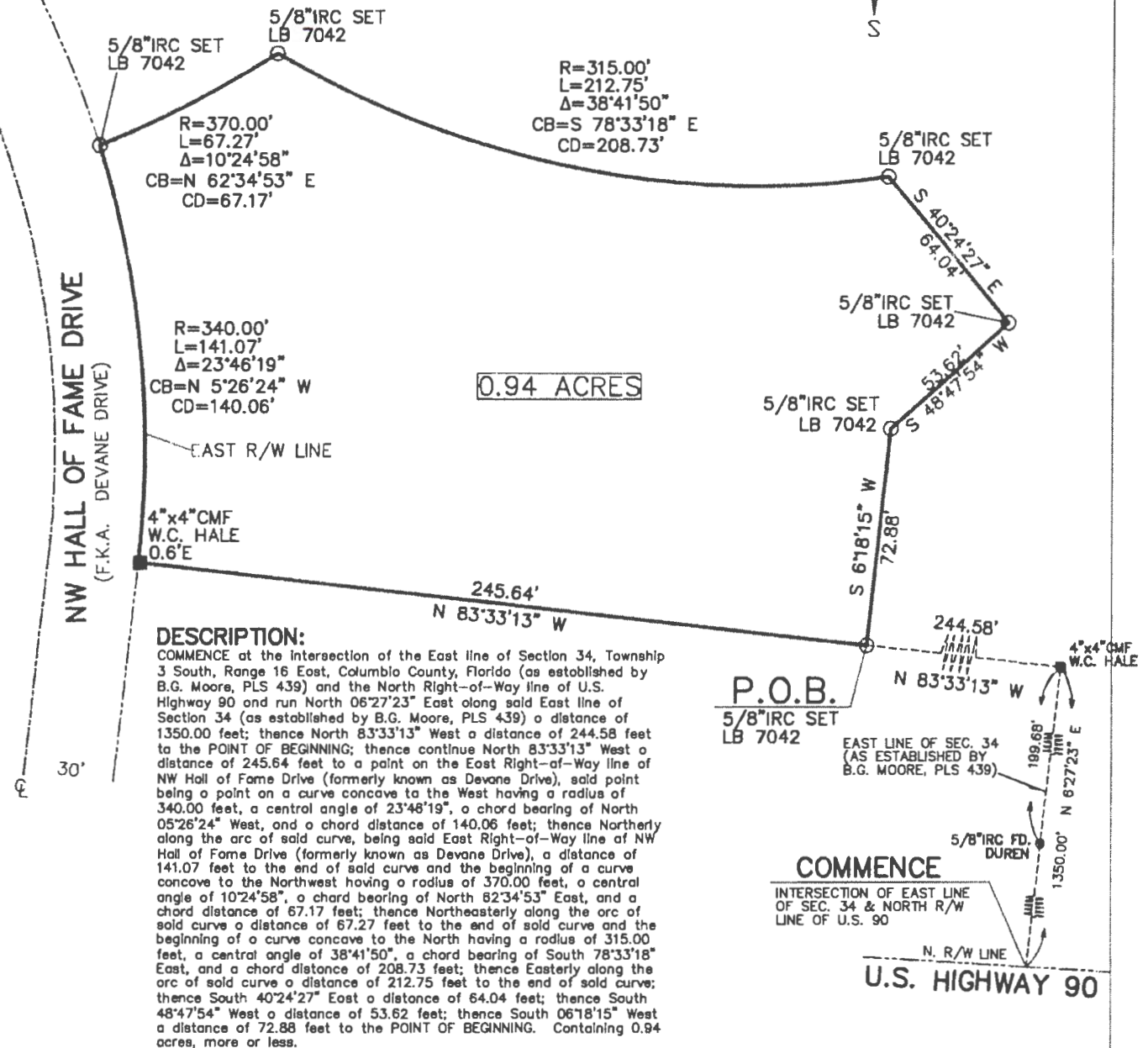
FOR: Lake City Fire Department

COMMENCE at the intersection of the East line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida (as established by B.G. Moore, PLS 439) and the North Right-of-Way line of U.S. Highway 90 and run North $06^{\circ}27'23''$ East along said East line of Section 34 (as established by B.G. Moore, PLS 439) a distance of 1350.00 feet; thence North $83^{\circ}33'13''$ West a distance of 244.58 feet to the POINT OF BEGINNING; thence continue North $83^{\circ}33'13''$ West a distance of 245.64 feet to a point on the East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), said point being a point on a curve concave to the West having a radius of 340.00 feet, a central angle of $23^{\circ}46'19''$, a chord bearing of North $05^{\circ}26'24''$ West, and a chord distance of 140.06 feet; thence Northerly along the arc of said curve, being said East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), a distance of 141.07 feet to the end of said curve and the beginning of a curve concave to the Northwest having a radius of 370.00 feet, a central angle of $10^{\circ}24'58''$, a chord bearing of North $62^{\circ}34'53''$ East, and a chord distance of 67.17 feet; thence Northeasterly along the arc of said curve a distance of 67.27 feet to the end of said curve and the beginning of a curve concave to the North having a radius of 315.00 feet, a central angle of $38^{\circ}41'50''$, a chord bearing of South $78^{\circ}33'18''$ East, and a chord distance of 208.73 feet; thence Easterly along the arc of said curve a distance of 212.75 feet to the end of said curve; thence South $40^{\circ}24'27''$ East a distance of 64.04 feet; thence South $48^{\circ}47'54''$ West a distance of 53.62 feet; thence South $06^{\circ}18'15''$ West a distance of 72.88 feet to the POINT OF BEGINNING. Containing 0.94 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Ave.
Lake City, Florida 32055
Donald@dflla.com

SKETCH OF A 0.94 ACRES TRACT
IN SECTION 34
TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA CO., FLORIDA



Donald F. Lee and Associates, Inc.

SURVEYORS — ENGINEERS

140 Northwest Ridgewood Avenue, Lake City, Florida 32055

Phone: (386) 755-6166

FAX: (386) 755-6167

Certificate of Authorization # LB 7042



ARCHITECTURAL CONCEPT SITE PLAN For City of Lake City Fire Department

SCALE: 1" = 30'

Zoning CH1

Approx 6,500 sq ft Building

1.02 ACRES

4.15.6 Min Lot Requirements - Bldg 5,000-10,000sq ft = 20 sq ft, min lot width: 125 ft

4.15.7 Min Setback Requirements - Front: 20ft, Side: None (Unless provided, then min of 5 ft), Rear: 15 ft

Special Provision: No less than 15' of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to the property lines & shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.

4.15.9 Max Lot Coverage by All Buildings: 35%; No structure shall exceed a 1.0 floor area ratio

4.15.13 Min Off-street Parking Requirements - One Space for each 500 sq ft of floor area.

BH Brame Heck
ARCHITECTS INC.
FOUNDED 1951

606 N.E. First Street

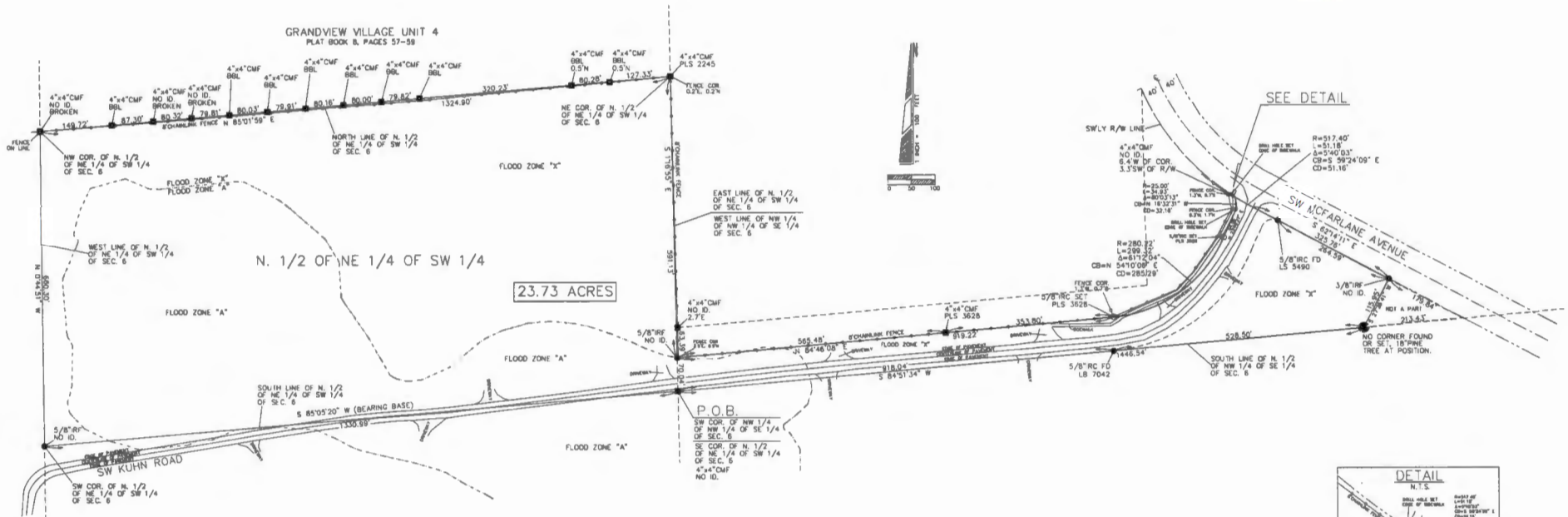
Gainesville, Florida 32601

352.372.0425 www.brameheck.com

Lic. No. AA0002304

BHA Project Number 4022.010

IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:

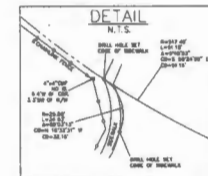
The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 4 South, Range 17 East, Columbia County, Florida.

AND ALSO

BEGIN at the South-East corner of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 North, Range 7 East, Columbia County, Florida and run North 01°55' West along the West line of said Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 North, Range 7 East, Columbia County, Florida; thence North 64°45'08" East a distance of 912.26 feet to the point of curve of said arc of circle to the Northwest; thence along said arc of circle bearing S 81°12'04" W a distance of 1,017.20 feet to the point of tangency; thence North 28°53'29" East a chord distance of 285.79 feet; thence Northeast along the line of the said curve a distance of 1,403.57 feet to a point on a curve concave to the West having a radius of 25,000 feet, a central angle of 80°03'13"; a chord bearing of North 18°33'31" West, and a chord distance of 1,403.57 feet; thence along the line of the said curve a distance of 34.93 feet to a point on the cap of a curve, said point being a point of tangency between two arcs of circles, one having a radius of 25,000 feet, a central angle of 05°40'03", a chord bearing of South 56°24'09" East, and a chord distance of 51.16 feet; thence Southeast along the line of the said curve bearing of South 56°24'09" East, a distance of 11.18 feet to the point of tangency and the end of said curve; thence South 32°24'09" East a distance of 1,403.57 feet to a point on a curve concave to the West having a radius of 25,000 feet, a central angle of 32°25'78"; thence South 27°20'41" West a distance of 115.95 feet to a point on the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 North, Range 7 East, Columbia County, Florida; thence North 1/4 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8 a distance of 146.54 feet to the POINT OF BEGINNING. Containing 23.63 acres, more or less.

NOTES:

- 1) Monumentation based on easement and designated on the face of the plat.
- 2) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior surveys by this Company, and prior surveys by L.L. Lee & Associates, Inc.
- 3) Bearings projected from the South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Section 36, Township 36N, Range 12E, based on above referenced prior survey by L.L. Lee & Associates, Inc.
- 4) Interior improvements, if present, were not located with this survey.
- 5) Underground encroachments, if present, were not located with this survey.
- 6) This survey was made without benefit of a title search. There may be additional adverse claims or encumbrances not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other matters that may arise outside the scope of a boundary survey and can only be revealed with a title search.
- 7) Date of field survey completed: January 26, 2018.
- 8) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within the Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within the Flood Zone "A", which according to said maps is inside of the 1% annual chance flood plain (i.e., 100 year flood plain) (Ref: Map No. 120230072D). No base flood elevation (BFE) is shown on said maps.

[illegible]

CAD FILE: 7173.DWG

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

Timothy A. Delbene, P.S.
Florida Reg. No. 5594

DATE: ____/____/201____



Donald F. Lee and Associates Inc.
SURVEYORS - ENGINEERS
140 Northwest Rickwood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 01/29/2019

Droffing: A V G

Computations: $A \neq 0$

Checked: T A D

Scale: 1" = 100'

COLUMBIA COUNTY Field Book: 19-678

Work Order: 19-7172

File: B-40-22