

RESOLUTION NO. 150875

PASSED April 21, 2016

A Resolution of the City Commission of the City of Gainesville, Florida, finding and declaring as surplus approximately 0.443 acres of certain real property located to the west of SW 6th Street and south of SW 5th Avenue, as more fully described herein, and authorizing the disposition of the surplus property in accordance with the City's Real Estate Policies; and providing an effective date.

WHEREAS, on April 18, 2013, the City of Gainesville, Florida, adopted Real Property Policies (the "Policies") in Resolution No. 100630, which amongst other things governs the disposition of City-owned real property; and

WHEREAS, pursuant to the Policies, prior to the disposition of real property, the City Commission must first find and declare that the property is surplus; and

WHEREAS, the Policies define surplus as "property which no longer serves a public purpose, or is in excess of the City's needs, or the sale of which would serve a greater public purpose than the retention of the property"; and

WHEREAS, the Policies allow the City to impose conditions on the disposition of surplus property in order to achieve certain objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA, AS FOLLOWS:

Section 1. The City Commission does hereby find and declare as surplus that certain real property located to the west of SW 6th Street and south of SW 5th Avenue, Gainesville, Florida, as more fully described in Exhibit "A" attached hereto and incorporated herein by reference. The property is depicted in Exhibit "B" for visual reference. In the event of conflict

or inconsistency, Exhibit "A" shall prevail over Exhibit "B". Fee simple title to this property was conveyed to the City by Deed recorded in Official Record Book 2487, Page 716.

Section 2. The City Commission waives the competitive disposal requirement contained in the Policies and authorizes the conveyance of the property described in Exhibit "A" to the Southpark Investment Group, LLC, ("Developer"), in exchange for the Developer's conveyance of an approximately 0.273-acre portion of Alachua County Tax Parcel No. 13337-000-000 and construction of an improved surface parking area for public use over approximately 25 feet of the northerly portion of City-owned Alachua County Tax Parcel No. 13409-000-000, adjacent to SW 5th Avenue.

Section 3. In accordance with the Policies, the Mayor (or in his absence the Mayor Pro-tem) is authorized to execute and the Clerk of the Commission is authorized to attest the Special Warranty Deed to convey the property and the City Manager (or in his absence an Assistant City Manager) is authorized to execute all other closing documents.

Section 4. This Resolution shall become effective immediately upon adoption.


PASSED AND ADOPTED this 21st day of April, 2016.



Edward B. Braddy, Mayor

Attest:

Approved as to form and legality:



Kurt Lannon, Clerk of the Commission



Nicolle M. Shalley, City Attorney

Exhibit "A"

A PARCEL OF LAND BEING A PORTION OF LOT 105 AND SOUTHWEST 7TH TERRACE LYING WITHIN O.A. PORTER'S ADDITION TO GAINESVILLE AS RECORDED IN PLAT BOOK "A", PAGE 54 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 105; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 105 AND IT'S EASTERLY EXTENSION THEREOF, A DISTANCE OF 178.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SOUTHWEST 7TH TERRACE (33-FOOT RIGHT OF WAY); THENCE SOUTH 1°01'46" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 14.00 FEET; THENCE SOUTH 22°54'14" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 109.64 FEET TO THE SOUTHWEST CORNER OF LOT 86 OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 90°00'00" WEST ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 86 , A DISTANCE OF 149.95 FEET TO A POINT ON THE EAST LINE OF PARCEL I AS RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 2164 OF SAID PUBLIC RECORDS; THENCE NORTH 5°44'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 81.43 FEET TO THE NORTHERN MOST POINT OF SAID PARCEL I, SAID POINT ALSO LYING ON THE EASTERLY LINE OF LOT 107 OF SAID O.A. PORTER'SOUTH ADDITION; THENCE NORTH 10°22'36" EAST ALONG SAID EAST LINE, A DISTANCE OF 34.54 FEET TO THE POINT OF BEGINNING.

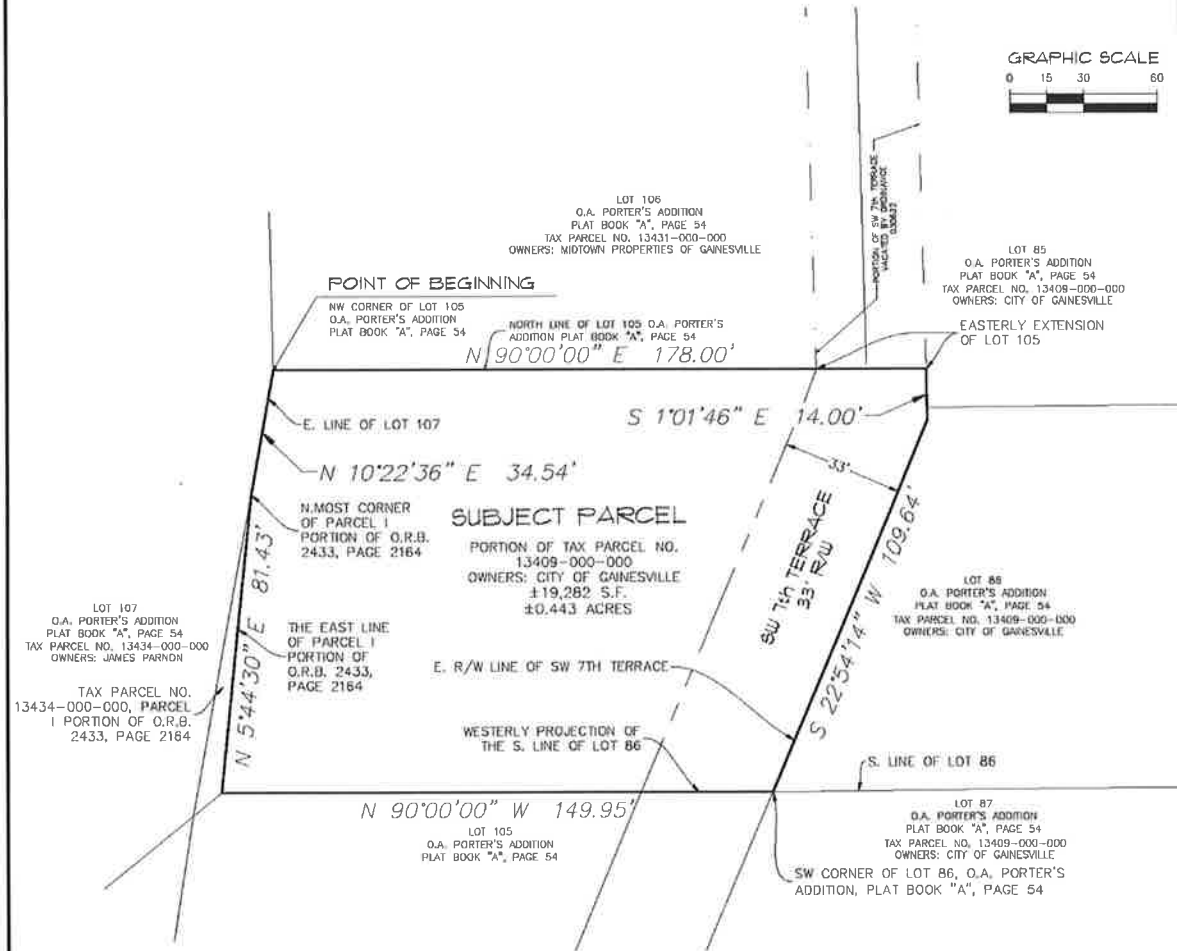
THE ABOVE DESCRIBED LAND CONTAINS 19,282 SQUARE FEET, MORE OR LESS.

Exhibit "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

•SKETCH - NOT A BOUNDARY SURVEY•



LEGEND:
O.R.B. - OFFICIAL RECORDS BOOK
S.F. - SQUARE FEET
R/W - RIGHT OF WAY

SURVEYOR'S NOTES:
1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 90°00'00\"/>

DESCRIPTION:
(SEE ATTACHED)

CERTIFIED TO:
ALACHUA COUNTY PUBLIC WORKS

DATE: 2/15/2015
THIS MAP PREPARED BY: AARON H. HICKMAN
CERTIFICATE OF ACHIEVEMENT NO. L.A. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE: 2/15/2015
TECHNICIAN: JTT
CREATED BY: AHH
PROJECT NUMBER: 14-0450.03
SCALE: 1" = 60'
MAY BE USED FOR FIELD OR OFFICIAL SURVEYING
IF NOT FOR FIELD USE, MUST BE RE-CHECKED.

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