

RICHLAND COUNTY COUNCIL

SOUTH CAROLINA

Decker Center Ad Hoc Committee

Date: Tuesday, October 4, 2016

Time: 11:45 AM

Location: Administration Conference Room

- 1. Call to Order**
- 2. An Ordinance Authorizing Deed to the City of Columbia for certain water lines to serve the Decker Center; Richland County TMS # 16911-03-09 [PAGES**
- 3. Adjournment**



Committee Members

Jim Manning, Chair
District Eight

Greg Pearce
District Six

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-16HR

AN ORDINANCE AUTHORIZING DEED TO THE CITY OF COLUMBIA
FOR CERTAIN WATER LINES TO SERVE THE DECKER CENTER;
RICHLAND COUNTY TMS #16911-03-09.

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant a deed to certain water lines to The City of Columbia, as specifically described in the attached Deed to Water Lines for Decker Center Remodel; Richland County TMS #16911-03-09; CF#331-22, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2016.

Michelle Onley
Assistant Clerk of Council

First Reading:
Second Reading:
Public Hearing:
Third Reading:

STATE OF SOUTH CAROLINA)

DEED TO WATER LINES FOR DECKER
CENTER REMODEL (2510 DECKER BLVD);
RICHLAND COUNTY TMS #16911-03-09;
CF#331-22

COUNTY OF RICHLAND)

RICHLAND COUNTY

to

CITY OF COLUMBIA

FOR VALUE RECEIVED, Richland County of Columbia, South Carolina (also hereinafter referred to as "Grantor") does hereby bargain, sell, transfer and convey unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, all of Grantor's right, title and interests in and to the below described water lines:

All those certain water lines, the same being 6" and 8" in diameter including valves, valve boxes, fire hydrants, meter boxes, service lines to meter boxes and easement boundaries, lead lines to fire hydrants (including 6" DIP) and all components to complete the system.

All metes, courses, bounds and measured distances described herein are approximate. The precise metes, courses, bounds and measured distances are more particularly described and shown on City File #331-22, which is incorporated herein by specific reference thereto.

An 8" water line beginning at a valve tied to an existing 8" City water line (CF #62-230) located in the loading area on the subject property fifty-nine and eight tenths (59.8) feet northwest of the northeastern building corner of "Existing Building"; thence turning and extending therefrom in a southeasterly direction along the loading area on the subject property, for a distance of four and seven tenths (4.7) feet to a 22.5° bend located in the loading area on the subject property fifty-six and two tenths (56.2) feet north of the northeastern building corner of said "Existing Building"; thence turning and extending therefrom in a southeasterly/more southerly direction along the loading and parking areas on the subject property, for a distance of two hundred twenty-five and eight tenths (225.8) feet to a 22.5° bend located in the loading area on the subject property sixty-one and eight tenths (61.8) feet northwest of the eastern building corner of said "Existing Building"; thence turning and extending therefrom in a southeasterly direction along the loading area on the subject property and generally parallel to said "Existing Building", for a distance of eighty-one (81) feet to a 22.5° bend located in the loading area on the subject property twenty-one and six tenths (21.6) feet southeast of the eastern building corner of said "Existing Building"; thence turning and extending therefrom in a southeasterly/more southerly direction along the loading area on the subject property, for a distance of one hundred five and two tenths (105.2) feet to a valve located in the loading area on the subject property, approximately ninety-six (96) feet southeast of the eastern building corner of said "Existing Building"; thence terminating.

Also, a 6" water line beginning at an 8"x8"x6" tee on the aforescribed 8" water line located in the loading area on the subject property, thirty-three and six tenths (33.6) feet southeast of the eastern building corner of said "Existing Building"; thence extending therefrom in a northeasterly/more easterly direction crossing the loading area on the subject property, for a distance of sixteen (16) feet to a fire hydrant located on the subject property, forty-two and nine tenths (42.9) feet southeast of the eastern building corner of said "Existing Building"; thence terminating.

Also, a 6" water line beginning at an 8"x8"x6" tee on the aforescribed 8" water line located in the loading area on the subject property seventy-seven and five tenths (77.5) feet southeast of the eastern building corner of said "Existing Building", thence

APPROVED AS TO FORM

NAH 7-8-16

Legal Department City of Columbia, SC

extending therefrom in a southwesterly/more westerly direction along the loading area on the subject property, for a distance of ten and one tenth (10.1) feet to a meter vault located in the loading area on the subject property seventy-six and three tenths (76.3) feet southeast of the eastern building corner of said "Existing Building"; thence terminating.

Be all measurements a little more or less.

The Grantor hereby agrees to be responsible for repairs of all damage to water lines, sanitary sewer lines, curb cocks, meter boxes, all fittings and fire hydrants hereby conveyed which arise out of the operation of any equipment or vehicles under control of the Grantor, its contractor, agent or any other party acting on behalf of the Grantor in connection with the initial installation of streets, paving, curbs and gutters, storm drainage lines, sanitary sewer lines, utility lines, final grading or improvements in development of property served by said water lines, and the Grantor shall either effect necessary repairs or reimburse the City for the cost of repairs at the option of the City.

This conveyance also includes an exclusive easement on all water lines and appurtenances heretofore described and as shown on the herein-referenced record drawings for the purpose of ingress, egress, construction operation, reconstruction and maintenance of said water lines. The Grantor hereby agrees that no construction (including, but not limited to, buildings, paving, pipe lines or other utilities) will be allowed within the limits of this easement without prior approval of the City Engineer. Also, granted herein is an easement for access, ingress and egress along the entrance drives, private alleyways, parking areas, driveways and common areas for the operation, maintenance, repair, reconstruction and extension of services on the water lines and appurtenances for this development.

This conveyance also includes all water line easements shown on a set of record drawings prepared for Decker Center Remodel, in Richland County, near the City of Columbia, South Carolina, dated May 27, 2016, last revised June 28, 2016, prepared for Richland County, prepared by Chao & Associates, Inc., Gerald A. Lee, S.C.P.E. #21629 and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #331-22.

These water lines are more clearly delineated on a set of record drawings prepared for Decker Center Remodel, in Richland County, near the City of Columbia, South Carolina, dated May 27, 2016, last revised June 28, 2016, prepared for Richland County, prepared by Chao & Associates, Inc., Gerald A. Lee, S.C.P.E. #21629 and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #331-22.

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TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

And Grantor warrants that Grantor is the lawful owner of said property and has the right to convey same; and that the property is free and clear of any and all mortgages, liens and encumbrances of whatsoever kind or nature, except those set forth hereinabove.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 20____.

WITNESSES:

RICHLAND COUNTY

(witness #1 signature)

By: _____
(Signature)

(witness #2 signature)

Name: _____
(Print Name)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ of _____ on behalf of the within-named Grantor.
(Name of Officer and Title) (City and State)

(Notary Signature)
NOTARY PUBLIC FOR _____
(State)
MY COMMISSION EXPIRES _____
(Date)

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Deed to Water Lines for Decker Center Remodel with Richland County as Grantor and the City of Columbia, as Grantee this _____ day of _____, 20____.

State Bar Number: _____