

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-058

*Authorizing the City Manager to execute a Quit Claim Deed (With Reservation of Easement) from the City of Columbia to Chitwood Development, LLC for an approximately 0.277 acre undedicated parcel adjacent to Richland County TMS #08816-02-20, TMS #11204-01-05 and TMS #11204-01-04*

WHEREAS, Chitwood Development, LLC has made a request of the City of Columbia for the acquisition of an approximately 0.277 acre parcel of City property; and,

WHEREAS, Chitwood Development, LLC has requested this quitclaim in order to clear title to this 0.277 acre parcel so that Chitwood Development, LLC can then convey this 0.277 acre parcel along with other property that it owns to Ballpark, LLC (or its assignee) for offsite improvements necessary in connection with the acquisition by Ballpark, LLC (or its assignee) of the Capital City Stadium property; and,

WHEREAS, the City has requested a reservation of easement and to the area of existing utility lines for the purpose of maintaining and improving those utility lines; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 21<sup>st</sup> day of June, 2022, for and in consideration of the sum of One (\$5.00) Dollar, each to the other paid, the receipt of which are hereby acknowledged, the City Manager is hereby authorized to execute the attached Quit-Claim Deed (With Reservation of Easement) and any closing documents necessary to effect the conveyance of approximately 0.277 acres on behalf of the City of Columbia to **CHITWOOD DEVELOPMENT, LLC**, its heirs, successors and assigns.

Requested by:

ACM Gentry

Approved by:

  
City Manager

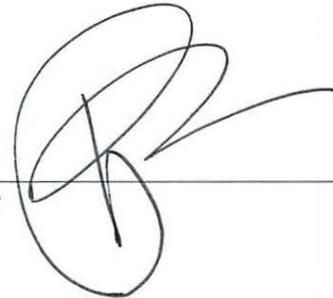
Approved as to form:

  
City Attorney

Introduced: 6/7/2022

Final Reading: 6/21/2022

Mayor



ATTEST:

  
City Clerk

Prepared by:  
Adams and Reese LLP  
PO Box 2285  
Columbia, SC 29202

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

**QUIT CLAIM DEED  
(WITH RESERVATION OF EASEMENT)**

**KNOW ALL MEN BY THESE PRESENTS** that The City of Columbia (“Grantor”), for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars, in hand paid at and before the sealing of these presents, by Chitwood Development, LLC (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, subject to the reservations, easements and limitations set forth below, has granted, bargained, sold and released; and by these presents does grant, bargain, sell and release unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, all its right, title and interest, in the following described property to wit:

All that certain piece, parcel or lot of land, with improvements thereon, situate in the State of South Carolina, County of Richland, designated “Undedicated Parcel” containing 0.277 Acres, more or less, on the Boundary Survey prepared for Chitwood Development, LLC, by Survey Matters, LLC, Nicholas L. Mansfield, PLS, dated July 31, 2015 and recorded in the Office of the Register of Deeds for Richland County on May 6, 2020, in Plat Book 2487 at page 45.

The property described has not been assigned a tax map parcel number by Richland County, but it is adjacent to tax map parcel numbers R08816-02-20, R11204-01-05, and R11204-01-04. The Grantor conveyed title to the real property designated as tax map parcel number R08816-02-20 by deed dated September 14, 2007 and recorded September 28, 2007 in Record Book 1362 at page 613.

Being a portion of the same property conveyed to The City of Columbia by Quit Claim Deed of CSX Transportation, Inc. dated May 20, 1991, and recorded in the Office of the Register of Deeds for Richland County on February 24, 1992 in Record Book 1073 at page 217.

Grantee’s Address: 131 Casco Bay Rd., Irmo, SC 29063

**RESERVATION OF EASEMENTS.** Grantor hereby reserves and retains for itself, its successors and assigns, an easement in and to the area of existing utility lines for the purpose of maintaining and improving those utility lines. Grantor

hereby reserves and retains for itself, its successors and assigns, all utility easements existing as of the date of this conveyance on, over, across and under the above conveyed property such that all such easements shall remain in full force and effect.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim, or demand therein whatsoever of all parties to the said suit;

TO HAVE AND TO HOLD all and singular the premises aforementioned unto the said Grantees, its successors and assigns forever in fee simple, together with every contingent remainder and right of reversion.

WITNESS the execution hereof by the Grantor this 5<sup>th</sup> day of July, 2022.

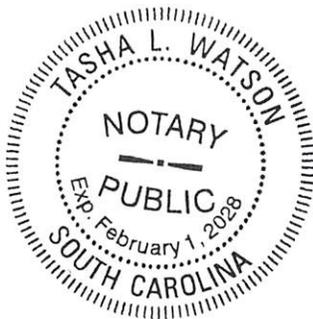
[Signature]  
Witness 1  
[Signature]  
Witness-2 (Notary)

The City of Columbia  
By: [Signature]  
Its: City Manager

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

ACKNOWLEDGMENT

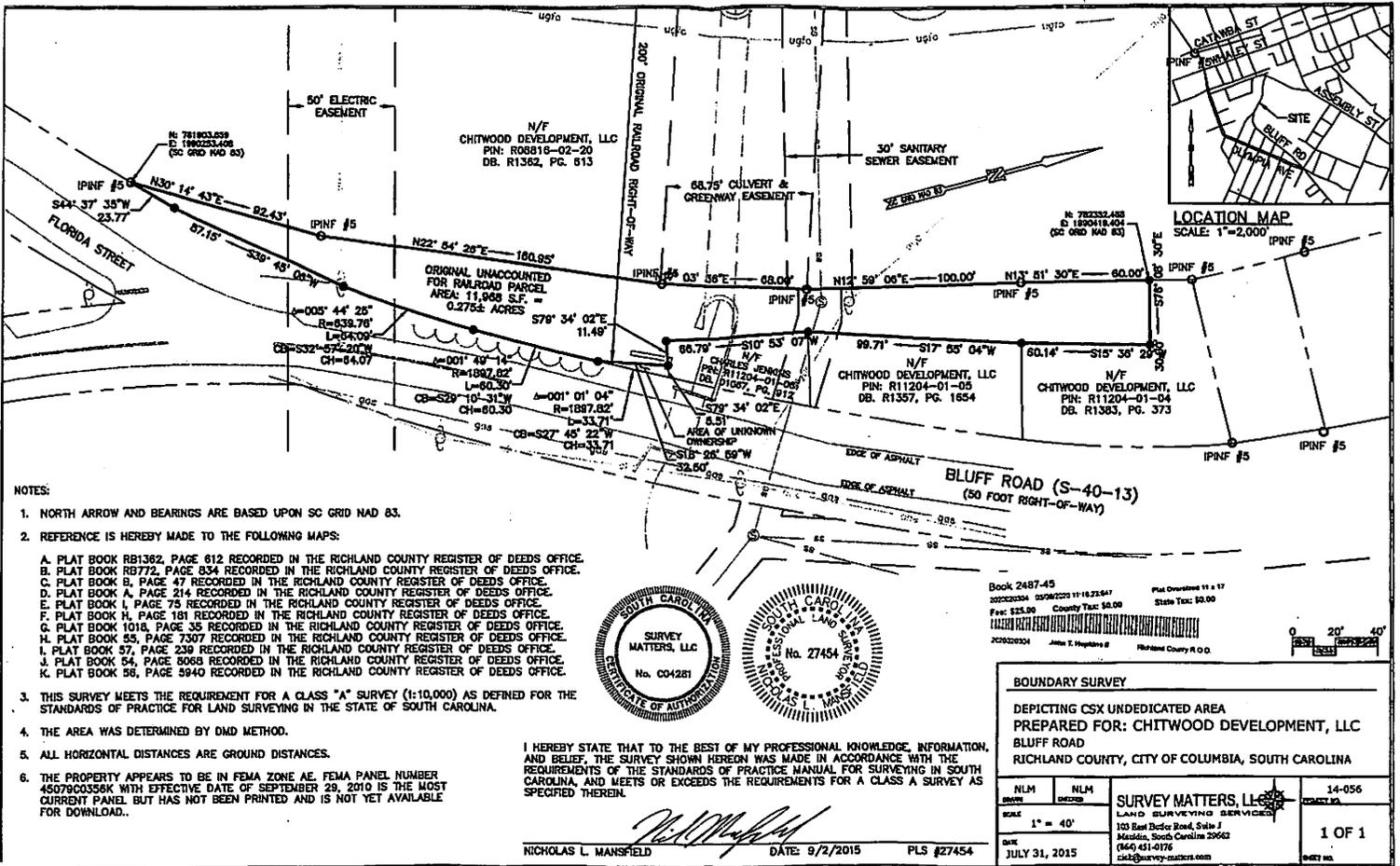
The foregoing Quit Claim Deed was acknowledged before me this 5<sup>th</sup> day of July, 2022 by Teresa B. Wilson on behalf of The City of Columbia.



[Signature] (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 2-1-2028

APPROVED AS TO FORM

[Signature]  
Legal Department City of Columbia, SC



**NOTES:**

1. NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID HAD 83.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - A. PLAT BOOK RB1382, PAGE 612 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - B. PLAT BOOK RB772, PAGE 834 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - C. PLAT BOOK B, PAGE 47 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - D. PLAT BOOK A, PAGE 214 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - E. PLAT BOOK I, PAGE 75 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - F. PLAT BOOK H, PAGE 181 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - G. PLAT BOOK 1018, PAGE 35 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - H. PLAT BOOK 55, PAGE 7307 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - I. PLAT BOOK 57, PAGE 239 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - J. PLAT BOOK 54, PAGE 808 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
  - K. PLAT BOOK 56, PAGE 5940 RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE.
3. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
4. THE AREA WAS DETERMINED BY DMD METHOD.
5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
6. THE PROPERTY APPEARS TO BE IN FEMA ZONE AE. FEMA PANEL NUMBER 45079C0356K WITH EFFECTIVE DATE OF SEPTEMBER 29, 2010 IS THE MOST CURRENT PANEL. BUT HAS NOT BEEN PRINTED AND IS NOT YET AVAILABLE FOR DOWNLOAD.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



NICHOLAS L. MANSFIELD DATE: 9/2/2015 PLS #27454

Book 2487-45  
 2022020304 05/08/2023 11:18:23.647  
 Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00  
 142200 142200 142200 142200 142200 142200 142200 142200 142200 142200  
 2022020304 John E. Hightower # Richland County R.O.D.



BOUNDARY SURVEY	
DEPICTING CSX UNDEDICATED AREA PREPARED FOR: CHITWOOD DEVELOPMENT, LLC BLUFF ROAD RICHLAND COUNTY, CITY OF COLUMBIA, SOUTH CAROLINA	
NLM SCALE 1" = 40'	NLM DATE JULY 31, 2015
SURVEY MATTERS, LLC LAND SURVEYING SERVICES 103 East Duffie Road, Suite J Mauldin, South Carolina 29662 (843) 431-0176 sick@survey-matters.com	
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