

**ORIGINAL**

**ORDINANCE NO.: 2026-012**

*Annexing RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd, Richland County TMS # 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 3<sup>rd</sup> day of March, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd, Richland County TMS # 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 containing 17.68 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #4, Census Tract 114.07, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Palen

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 02/17/2026

Final Reading: 03/03/2026

Mayor

ATTEST:

  
City Clerk

**ORDINANCE NO.: 2026-012**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot B and Parcel A1, containing 2.16 acre, on a plat prepared for Harriet Brunson Kneeece by Cox and Dinkins, dated January 30, 2020, recorded on February 2, 2020 in the office of the Richland County Register of Deeds in Book 2468, Page 3984, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-22

Property Addresses: RR142 Jacobs Mill Pond Rd

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as N/F Turnipseed Lot, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-25

Property Addresses: 150 Jacobs Mill Pond Rd

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot D, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq. RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-39

Property Addresses: 156 Jacobs Mill Pond Rd

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot C, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq. RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-36

Property Addresses: NX156 Jacobs Mill Pond Rd

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot B, containing 6.17 acres, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-21

Property Addresses: 160 Jacobs Mill Pond Rd

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot A, containing 6.35 acres, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Also,

All that certain piece, parcel, or tract of land, situate, lying, and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 0.142 acres designated as "Property Line Gap Area" on a Plat prepared for HVP3 Development, LLC by Hussey, Gay, Bell & DeYoung, Inc. dated December 11, 2025, and, according to said plat, having the following metes and bounds, to wit:

Beginning at a point along the northeastern right of way of Jacobs Mill Pond Road that is approximately 0.3 miles to the centerline of Spears Creek Church Road and running along said northeastern right of way N73°56'18"W for 25.21' to a mag nail in concrete found (the "Beginning Point"); thence running along said northeastern right of way N75°36'38"W for 15.01' to a 1/2" pipe found; thence turning and running along the common boundary with property n/f of Troy Allen Turnipseed and Sherry Cook N16°09'36"E for 821.08' to an axle found; thence turning and running along the common boundary with property n/f of Harriet Brunson Kneece S17°12'54"W for 375.60' to a 3/4" pipe found; thence turning and running S17°11'57"W for 446.07' to the Beginning Point, be all measurements a little more or less.

Richland County TMS: 25800-03-37

Property Addresses: N/S Jacobs Mill Pond Rd



**MEMORANDUM**  
Office of the City Manager

**Date:** January 2, 2026  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Address:** RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd  
**Richland County TMS#:** 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37  
**Owner(s):** Harriet B. Kneece / Troy A. & Cook S. Turnipseed / Desiree Ross / Joann R. & Art K. Richardson / HVP3 Development LLC  
**Current Use:** Residential and Undeveloped  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential Small Lot (UER-1)  
**Current County Zoning:** Residential Transition (RT)  
**Proposed City Zoning:** Planned Development (PD)  
**Reason for Annexation:** Municipal Services - New Development; Primary Area  
  
**City Council District:** 4  
**Census Tract:** 114.07

Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **January 15, 2026** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/cmg  
Attachments

- |  |  |
|--|--|
| cc: Assistant City Managers / Police & Fire Chiefs<br>Harry Tinsley, Emergency Management<br>Kelly Smith, Business License Administrator<br>Economic Development<br>Tiffany Latimer, Customer Care Administrator<br>Todd Beiers, Building Official<br>Michelle Brazell, Engineering<br>Police Planning & Research<br>Richland County Administrator's Office<br>Richland Co. 911 Addressing<br>Aric Jensen, Richland Co. Assistant County Administrator<br>Richland County Planning & Development | Teresa Knox, City Attorney<br>George Adams, Fire Marshal<br>Dollie Herron, Community Development<br>David Hatcher, Director of Code Enforcement<br>Andrew Livengood, Zoning Administrator<br>Brandon Burnette, Development Center Administrator<br>Lucinda Statler, Planning Administrator<br>S.W. Hudson, Information Resource Coordinator<br>Wendy Royal, Columbia-Richland 911<br>Richland County Engineering<br>Richland County Solid Waste Collection |
|--|--|

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
<b>Land Use</b>	<u>UER-1</u>	<u>6</u> to <u>0</u>	<u>1.15.26</u>
<b>Zoning</b>	<u>PD</u>	<u>6</u> to <u>0</u>	<u>1.15.26</u>

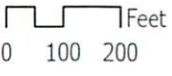
*Christine Brinker*  
(Signature of Annexation Coordinator)



# Future Land Use

RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road  
 TMS# 25800-03-22, -25, -39, -36, -21 and -37  
 Current Richland County Future Land Use: Neighborhood (Medium Density)  
 Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

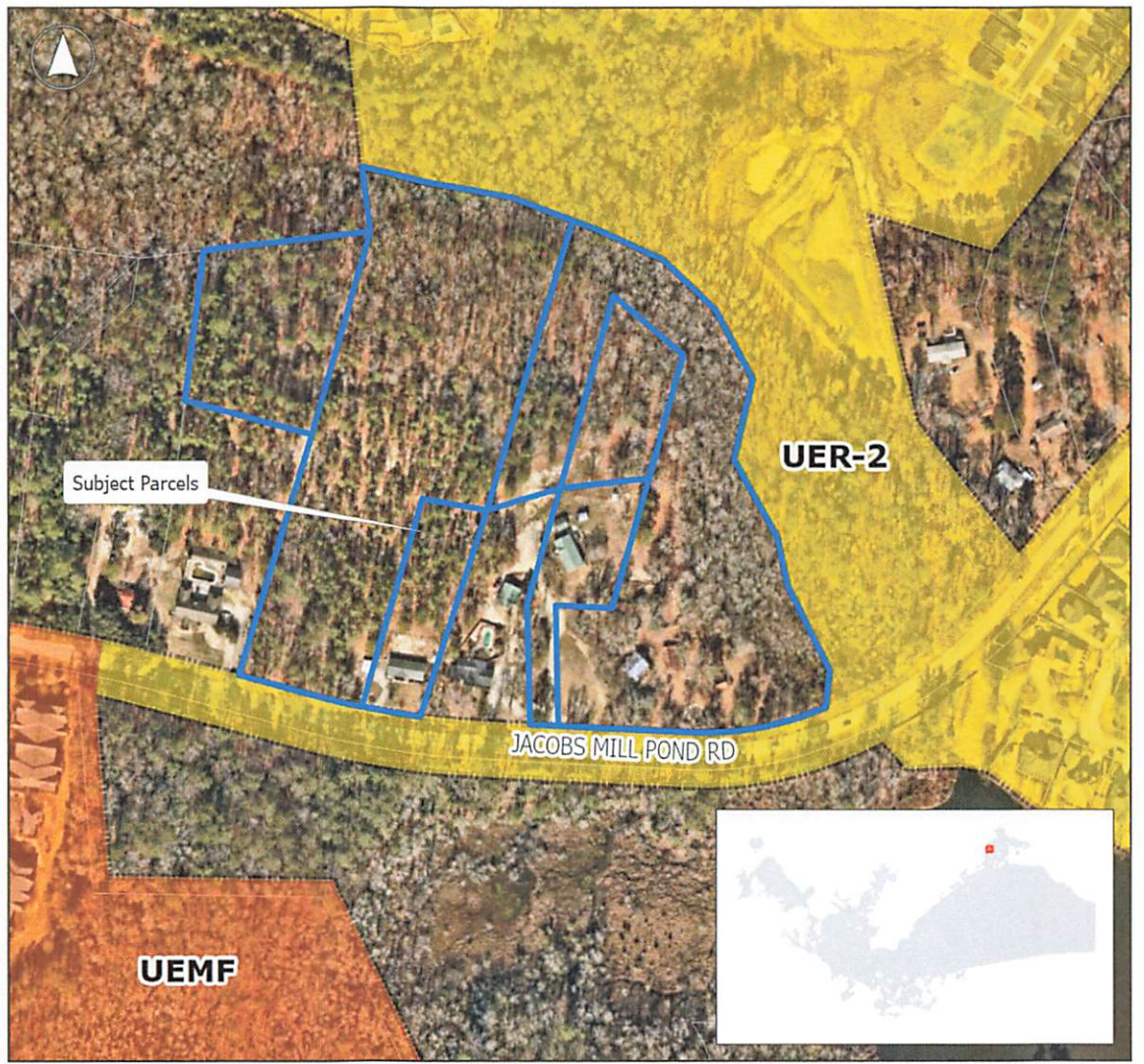
- Legend**
- UCMR-1 - Urban Core Mixed Residential - 1
  - UCMR-2 - Urban Core Mixed Residential - 2
  - UCMR-3 - Urban Core Mixed Residential - 3
  - UEMR - Urban Edge Mixed Residential
  - UCMF - Urban Core Multi-family
  - UEMF - Urban Edge Multi-family
  - UCR-1 - Urban Core Residential Small Lot
  - UCR-2 - Urban Core Residential Large Lot
  - UER-1 - Urban Edge Residential Small Lot
  - UER-2 - Urban Edge Residential Large Lot
  - UCAC-1 - Urban Core Neighborhood Activity Center
  - UCAC-2 - Urban Core Community Activity Center
  - UCAC-3 - Urban Core Regional Activity Center
  - UEAC-1 - Urban Edge Community Activity Center
  - UEAC-2 - Urban Edge Regional Activity Center
  - AC-1 - Neighborhood Activity Corridor
  - AC-2 - Community Activity Corridor
  - AC-3 - Regional Activity Corridor
  - EC - Employment Campus
  - IND - Industrial
  - TU - Transportation & Utilities
  - S/A - Sports/Amusement
  - C/I - Civic/Institutional
  - CBA - Central Business Area
  - ZOO - Riverbanks Zoo & Garden
  - U/C - Universities/Colleges
  - FJ - Fort Jackson
  - T/S - Transitional/Sensitive Lands
  - Parcels
  - City Limits



**CITY OF Columbia**  
 Planning & Development  
 Services Department

Created by: swhudson Date: 12/18/2025

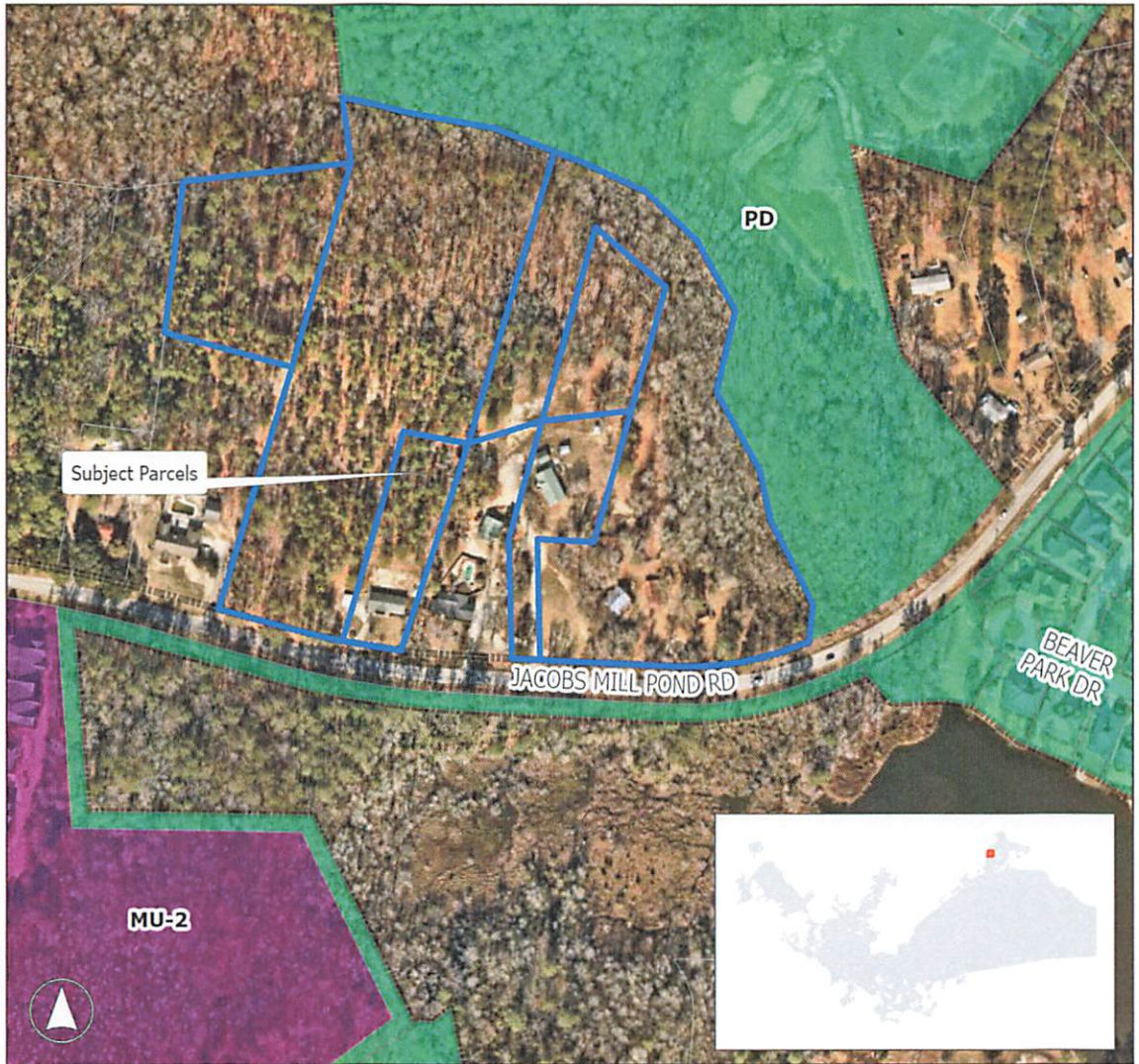
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia



# Zoning

RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road  
TMS# 25800-03-22, -25, -39, -36, -21 and -37  
Current Richland County Zoning: Residential Transition (RT)  
Proposed City Zoning: Planned Development (PD)

- Legend
- MU-2: Mixed-Use
  - PD: Planned Development
  - Parcels
  - City Limits



0 100 200 Feet



Planning & Development  
Services Department

Created by: swudson Date: 12/18/2025

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STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

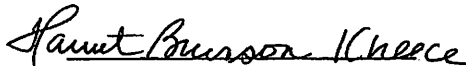
The undersigned, being the owner(s) of the properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot B and Parcel A1, containing 2.16 acre, on a plat prepared for Harriet Brunson Kneece by Cox and Dinkins, dated January 30, 2020, recorded on February 2, 2020 in the office of the Richland County Register of Deeds in Book 2468, Page 3984, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-22

Property Addresses: RR142 Jacobs Mill Pond Rd

**Seller:**

  
Harriet Brunson Kneece

Date: 12/15/2025

**Buyer:**

HVP3 Development LLC

BY: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print or Type Name)

ITS: \_\_\_\_\_  
(Print or Type Title)



STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )


PETITION FOR ANNEXATION

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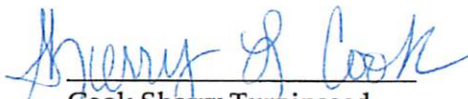
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Richland County TMS:        25800-03-25  
Property Addresses:         150 Jacobs Mill Pond Rd

**Seller:**

  
Troy Allan Turnipseed


Date: 12/11/2025

  
Cook Sherry Turnipseed

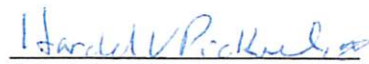
Date: 12-11-2025

**Buyer:**

HVP3 Development LLC

BY:   
(Signature)

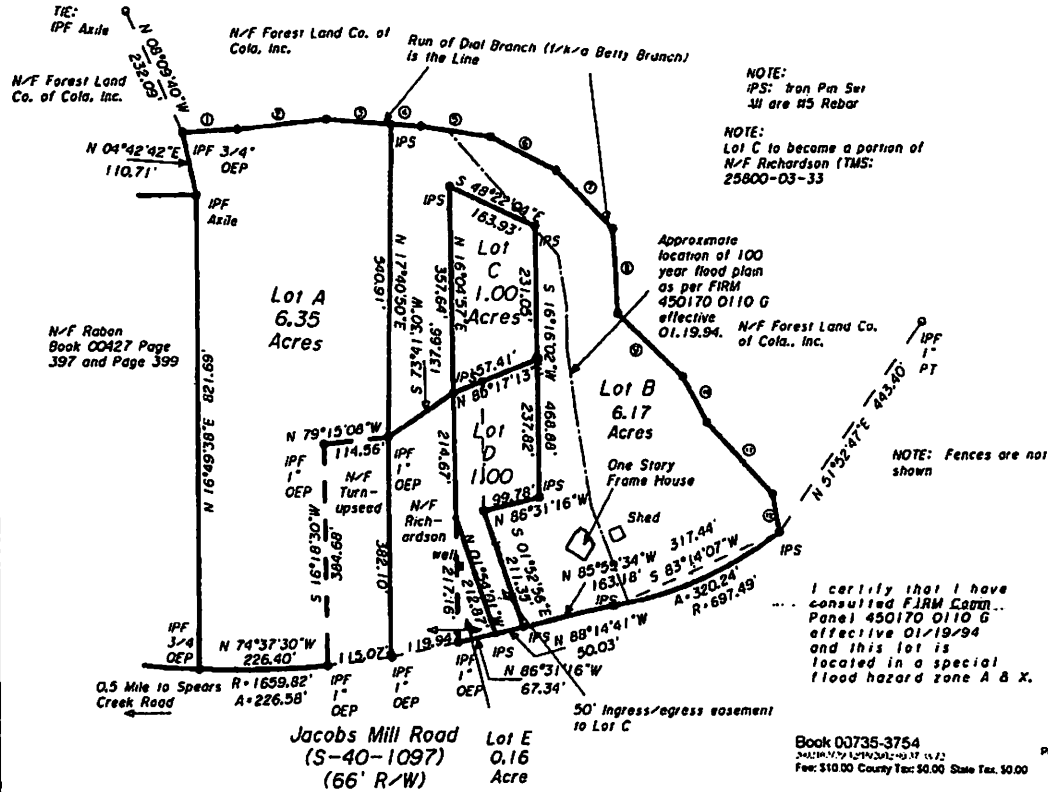
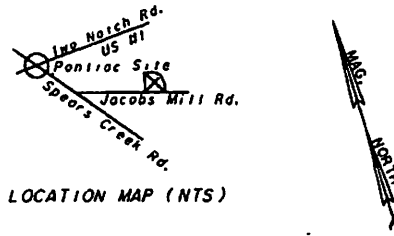
Date: 12/15/2025

  
(Print or Type Name)

ITS: Owner  
(Print or Type Title)

Calls for Branch extracted from Riddick Plat dated 12/11/85 and verified this date.

COURSE	BEARING	DISTANCE
C-1	S 76°30'05"E	96.30'
C-2	S 79°15'15"E	158.48'
C-3	S 68°42'25"E	114.68'
C-4	S 68°42'25"E	53.62'
C-5	S 64°37'55"E	123.28'
C-6	S 45°45'00"E	128.35'
C-7	S 27°44'20"E	140.19'
C-8	S 13°48'00"W	146.36'
C-9	S 28°38'15"E	157.68'
C-10	S 11°29'20"E	89.02'
C-11	S 26°06'25"E	168.92'
C-12	S 06°45'50"W	66.35'



Plat Prepared For  
John H. Richardson  
Joann R. Richardson

Located near the Town of Pontiac,  
 Richland County, South Carolina

SCALE: 1" = 200

DATE: August 9, 2002



REFERENCES:  
 Plat prepared for Howell J. Ross by Tomlinson Engr. Co., dated November 20, 1946, and recorded in the Office of the Richland County ROD in Plat Book "L" at page 51.  
 Plat of 57.56 acres by Daniel Riddick dated December 11, 1985, recorded in Book 50 at page 6606.  
 Deeds recorded Book 00427 at page 0397 and Book 00427 at page 0399.  
 RICHLAND COUNTY TMS: 25800-03-21

CERTIFICATION: I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

DEC 09 2002

DEC 08 2002

ARTHUR E. WHITE, JR.  
 F.S.O. RLS  
 3103 LEAPHART ROAD  
 WEST COLUMBIA, SC 29169  
 (803) 796-7007  
 (803) 826-7842 FAX

*[Signature]*  
 SCPLS #14198

Richland County, South Carolina  
 Approved for Recording  
 Date: 12/16/2002  
 Land Division  
 Clerk, Registrar, A/C/P  
 Dyanne Adama

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )     PETITION FOR ANNEXATION

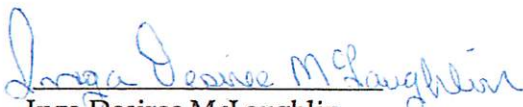
The undersigned, being the owner(s) of the properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:   All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot D, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq. RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS:       25800-03-39

Property Addresses:       156 Jacobs Mill Pond Rd


**Seller:**

  
Inga Desiree McLaughlin  
as Desiree Boss as shown on plat

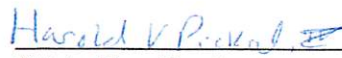
Date: 12-10-2025

**Buyer:**

HVP3 Development LLC

BY:   
(Signature)

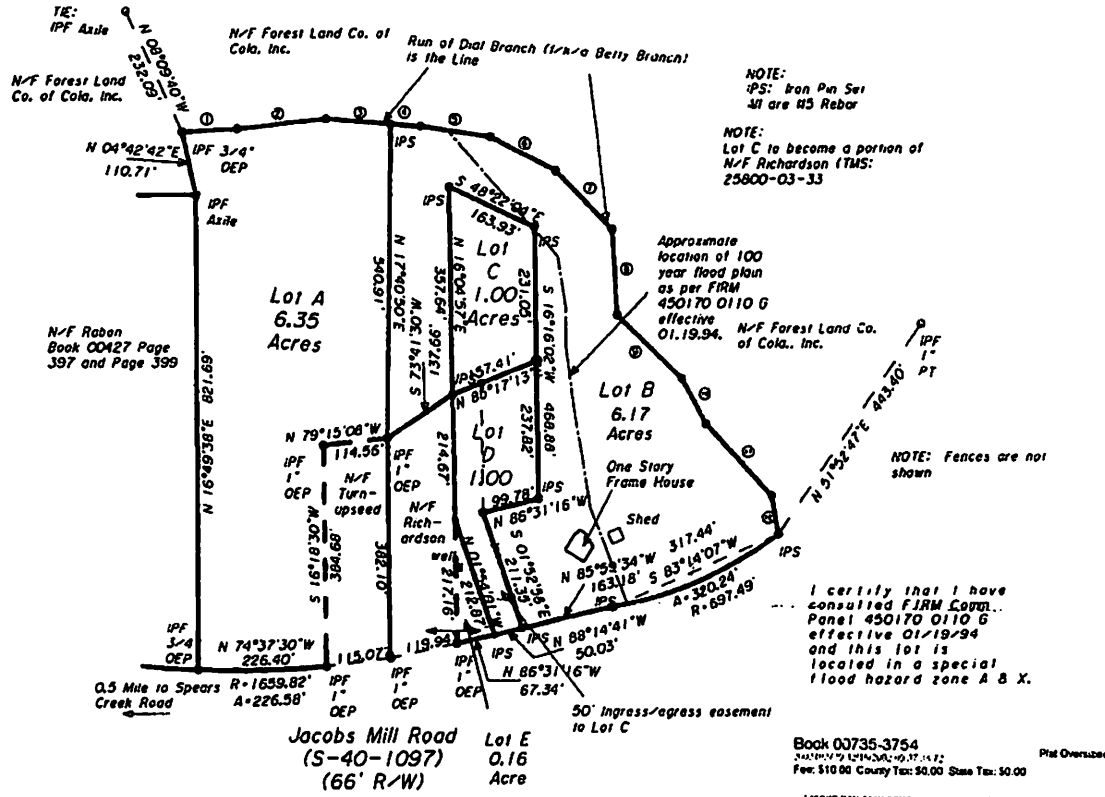
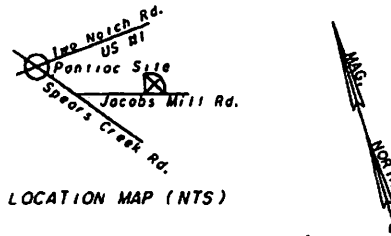
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(Print or Type Name)

ITS: owner  
(Print or Type Title)

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C-12	S 06°45'50"W	66.35'



NOTE: IPS: Iron Pin Set All are #3 Rebar  
NOTE: Lot C is to become a portion of N/F Richardson TMS: 25800-03-33

NOTE: Fences are not shown

I certify that I have consulted FIRM Cont. Panel 450170 0110 G effective 01/19/94 and this lot is located in a special flood hazard zone A & X.

Book 00735-3754  
Fees: \$10.00 County Tax: \$0.00 State Tax: \$0.00

Plat Prepared For  
**John H. Richardson**  
**Joann R. Richardson**

Located near the Town of Pontiac,  
Richland County, South Carolina

SCALE: 1" = 200

DATE: August 9, 2002



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DEC 09 2002

DEC 08 2002

ARTHUR E. WHITE, JR.  
F.S.O. R.L.S.  
3103 LEAPHART ROAD  
WEST COLUMBIA, SC 29169  
(803) 796-7007  
(803) 826-7842 FAX

*(Signature)*  
SCPLS #14196

Richland County, South Carolina  
Approved For Recording  
Date: 12/16/2002  
Cert. D. Oastline, AICP D/Impar. Admin.

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )        PETITION FOR ANNEXATION

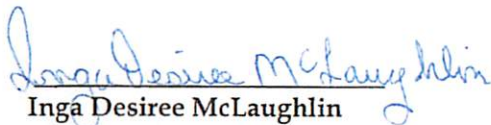
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Richland County TMS:        25800-03-36

Property Addresses:        NX156 Jacobs Mill Pond Rd


Seller:

  
Inga Desiree McLaughlin  
as Desiree Ross as shown on plat

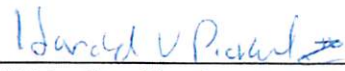
Date: 12-10-2025

Buyer:

HVP3 Development LLC

BY:   
\_\_\_\_\_  
(Signature)

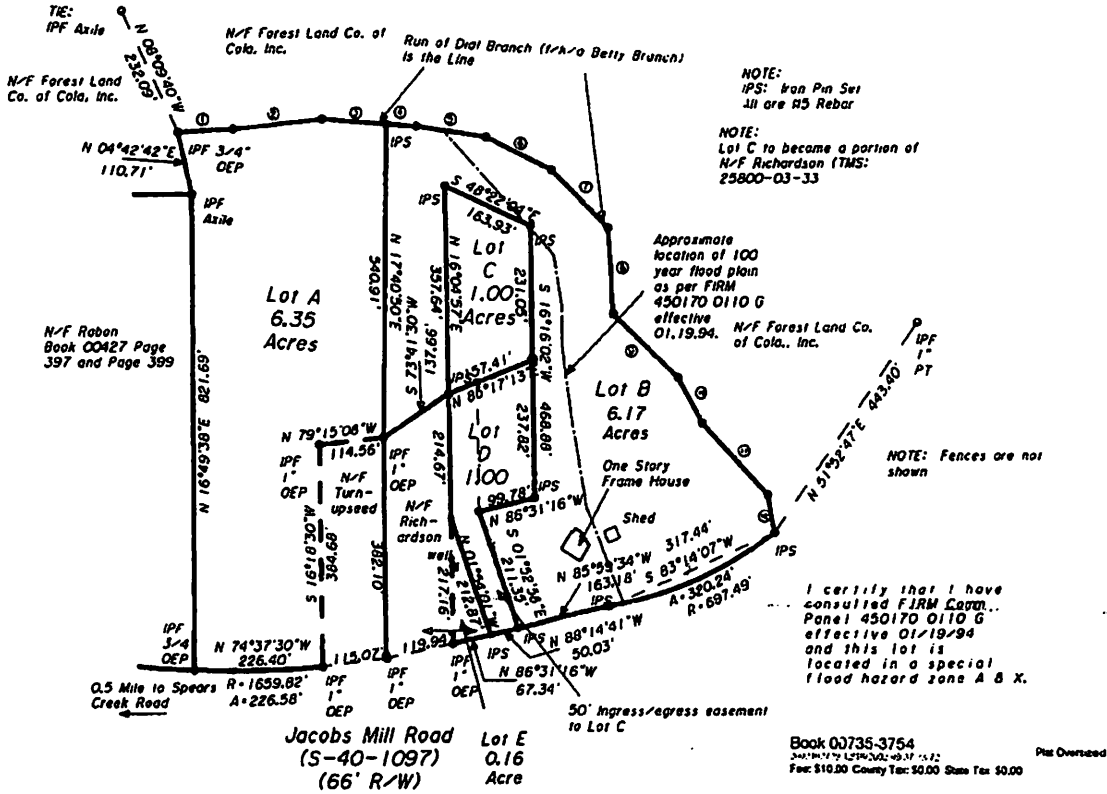
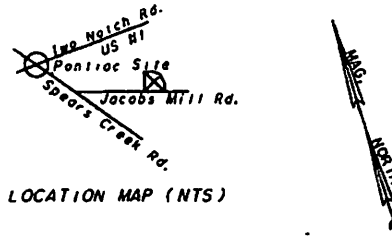
Date: 12/15/25

  
\_\_\_\_\_  
(Print or Type Name)

ITS: owner  
\_\_\_\_\_  
(Print or Type Title)

Calls for Branch extracted from Riddick Plat dated 12/11/85 and verified this date.

COURSE	BEARING	DISTANCE
C-1	S 76°30'05"E	96.30'
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C-3	S 68°42'25"E	114.68'
C-4	S 68°42'25"E	53.62'
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C-6	S 45°45'00"E	128.35'
C-7	S 27°44'20"E	140.19'
C-8	S 13°48'00"W	146.36'
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C-10	S 11°29'20"E	89.02'
C-11	S 26°06'25"E	168.92'
C-12	S 06°45'30"W	66.35'



NOTE:  
IPS: Iron Pin Set  
All are #5 Rebar

NOTE:  
Lot C to become a portion of N/F Richardson (TMS: 25800-03-33)

NOTE: Fences are not shown

I certify that I have consulted FIRM Cam... Panel 450170 0110 G effective 01/19/94 and this lot is located in a special flood hazard zone A & X.

Book 00735-3754  
Fees: \$10.00 County Tax: \$0.00 State Tax: \$0.00

Plat Prepared For  
**John H. Richardson**  
**Joann R. Richardson**

Located near the Town of Pontiac,  
Richland County, South Carolina

SCALE: 1" = 200

DATE: August 9, 2002



REFERENCES:  
Plat prepared for Howell J. Ross by Tomlinson Engr. Co., dated November 20, 1946, and recorded in the Office of the Richland County ROD in Plat Book "L" at page 51.  
Plat of 57.56 acres by Daniel Riddick dated December 11, 1985, recorded in Book 50 at page 6606.  
Deeds recorded Book 00427 at page 0397 and Book 00427 at page 0399.  
RICHLAND COUNTY TMS: 25800-03-21

CERTIFICATION: I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

DEC 09 2002

DEC 08 2002

ARTHUR S. WHITE, JR.  
E.S., R.L.S.  
3103 LEAPHART ROAD  
WEST COLUMBIA, SC 29169  
(803) 796-7007  
(803) 926-7842 FAX

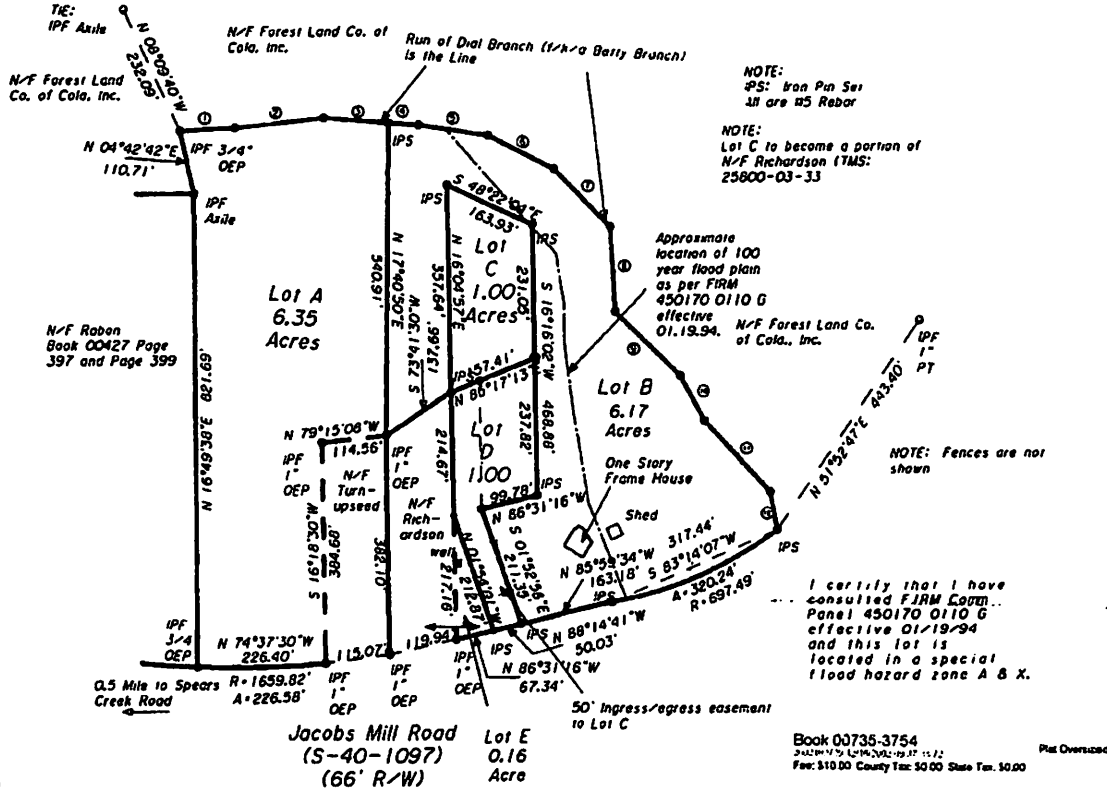
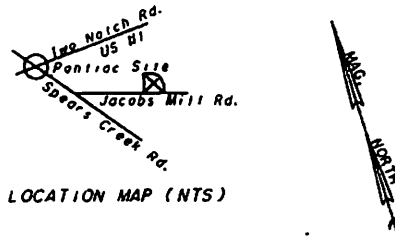
*(Signature)*  
SCPLS #14198

Richland County, South Carolina  
Approved For Recording  
Date: 8/9/02  
Land Drypan: Admin.  
Certd. Geotite, AUCP



Calls for Branch extracted from Riddick Plat dated 12/11/85 and verified this date.

COURSE	BEARING	DISTANCE
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C-11	S 26°06'25"E	168.92'
C-12	S 06°45'30"W	66.35'



I certify that I have consulted FIRM Comm. Panel 450170 0110 G effective 01/19/94 and this lot is located in a special flood hazard zone A & X.

Jacobs Mill Road (S-40-1097) (66' R/W) Lot E 0.16 Acre

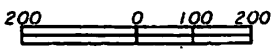
Book 00735-3754 Plat Overlaid Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00

Plat Prepared For  
**John H. Richardson**  
**Joann R. Richardson**

Located near the Town of Pontiac, Richland County, South Carolina

SCALE: 1" = 200

DATE: August 9, 2002



REFERENCES:  
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Deeds recorded Book 00427 at page 0397 and Book 00427 at page 0399.  
RICHLAND COUNTY TMS: 25800-03-21

CERTIFICATION: I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

DEC 09 2002

DEC 08 2002

ARTHUR S. WHITE, JR.  
R.S. PLS.  
3103 LEAPHART ROAD  
WEST COLUMBIA, SC 29169  
(803) 796-7007  
(803) 926-7842 FAX

*(Signature)*  
SCPLS #14198

Richland County, South Carolina  
Approved For Recording  
Date: 12/16/2002  
Land Dvl/Plat. Admin.  
Cart. D. Costine, AUCP

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND ) PETITION FOR ANNEXATION

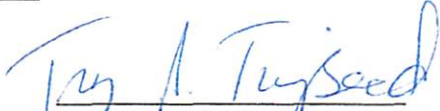
The undersigned, being the owner(s) of the properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: See Attached Exhibit A

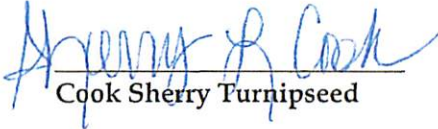
Richland County TMS: 25800-03-37

Property Addresses: N/S Jacobs Mill Pond Rd

**Seller:**

  
Troy Allan Turnipseed


Date: 1/13/2026

  
Cook Sherry Turnipseed

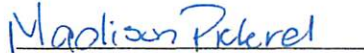
Date: 1-13-2026

**Buyer:**

HVP3 Development LLC

BY:   
(Signature)

Date: 1/13/2026

  
(Print or Type Name)

ITS: Development Manager  
(Print or Type Title)

## EXHIBIT A

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot A, containing 6.35 acres, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

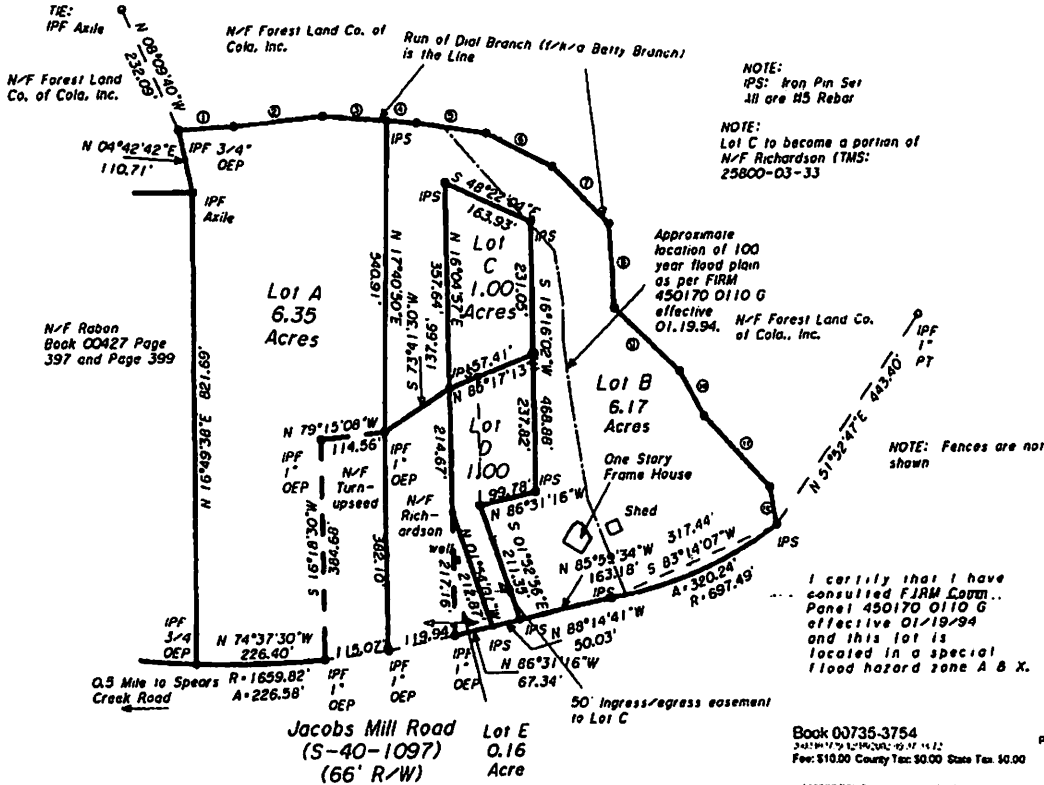
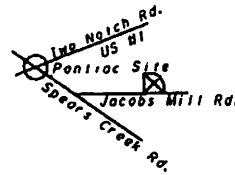
Also,

All that certain piece, parcel, or tract of land, situate, lying, and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 0.142 acres designated as "Property Line Gap Area" on a Plat prepared for HVP3 Development, LLC by Hussey, Gay, Bell & DeYoung, Inc. dated December 11, 2025, and, according to said plat, having the following metes and bounds, to wit:

Beginning at a point along the northeastern right of way of Jacobs Mill Pond Road that is approximately 0.3 miles to the centerline of Spears Creek Church Road and running along said northeastern right of way N73°56'18"W for 25.21' to a mag nail in concrete found (the "Beginning Point"); thence running along said northeastern right of way N75°36'38"W for 15.01' to a 1/2" pipe found; thence turning and running along the common boundary with property n/f of Troy Allen Turnipseed and Sherry Cook N16°09'36"E for 821.08' to an axle found; thence turning and running along the common boundary with property n/f of Harriet Brunson Kneece S17°12'54"W for 375.60' to a 3/4" pipe found; thence turning and running S17°11'57"W for 446.07' to the Beginning Point, be all measurements a little more or less.

Calls for Branch extracted from Riddick Plat dated 12-11-85 and verified this date.

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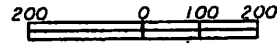


Book 00735-3754  
 Plat Overlaid  
 Fee: \$10.00 County Tax \$0.00 State Tax \$0.00

Plat Prepared For  
**John H. Richardson**  
**Joann R. Richardson**

Located near the Town of Pontiac,  
 Richland County, South Carolina

SCALE: 1" = 200



DATE: August 9, 2002

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CERTIFICATION: I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

DEC 09 2002

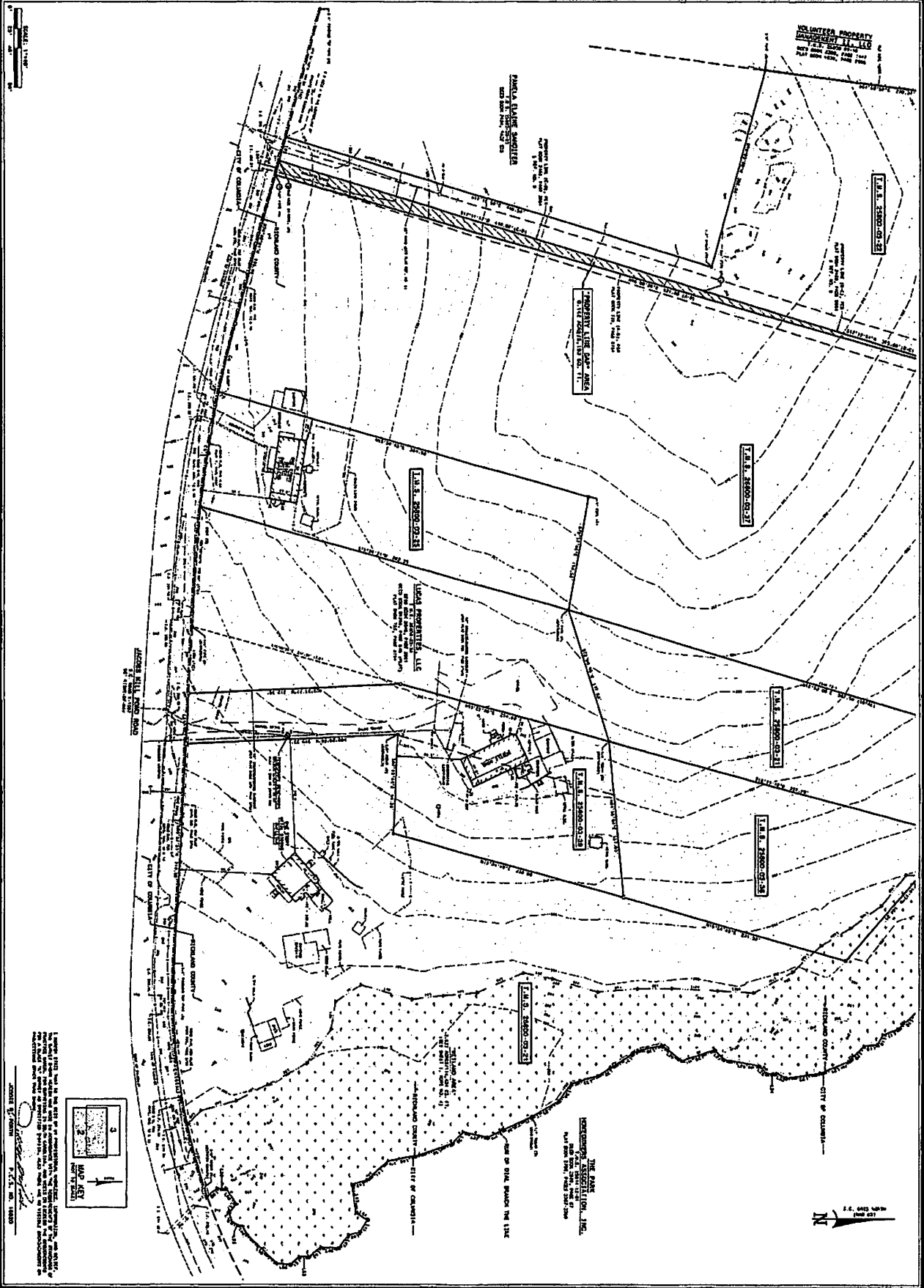
ARTHUR E. WHITE, JR.  
 650 RLS  
 3103 LEAPHART ROAD  
 WEST COLUMBIA, SC 29169  
 (803) 796-7007  
 (803) 926-7842 FAX

DEC 08 2002

*[Signature]*  
 SCPL2 14198

Richland County, South Carolina  
 Approved For Recording  
 Date: 12/16/02  
 Land  
 Cert. D. Geilker, AICP  
 D. J. J. Admin.





BOUNDARY, TOPOGRAPHIC & WELANDS SURVEY OF  
 RICHLAND COUNTY TALS 25000-03-21, 25000-03-22,  
 TALS 25000-03-23, TALS 25000-03-24,  
 TALS 25000-03-25 & TALS 25000-03-26  
 PREPARED FOR  
**MVP3 DEVELOPMENT, LLC**  
 NEAR THE CITY OF COLUMBIA,  
 RICHLAND COUNTY, SOUTH CAROLINA

NO.	DATE	DESCRIPTION

**HUSSEY GAY BELL**  
 Established 1958  
 1010 Clermont Street, Suite 100, Columbia, South Carolina 29201 / 780.759.0444



SHEET NO.  
 2 of 4

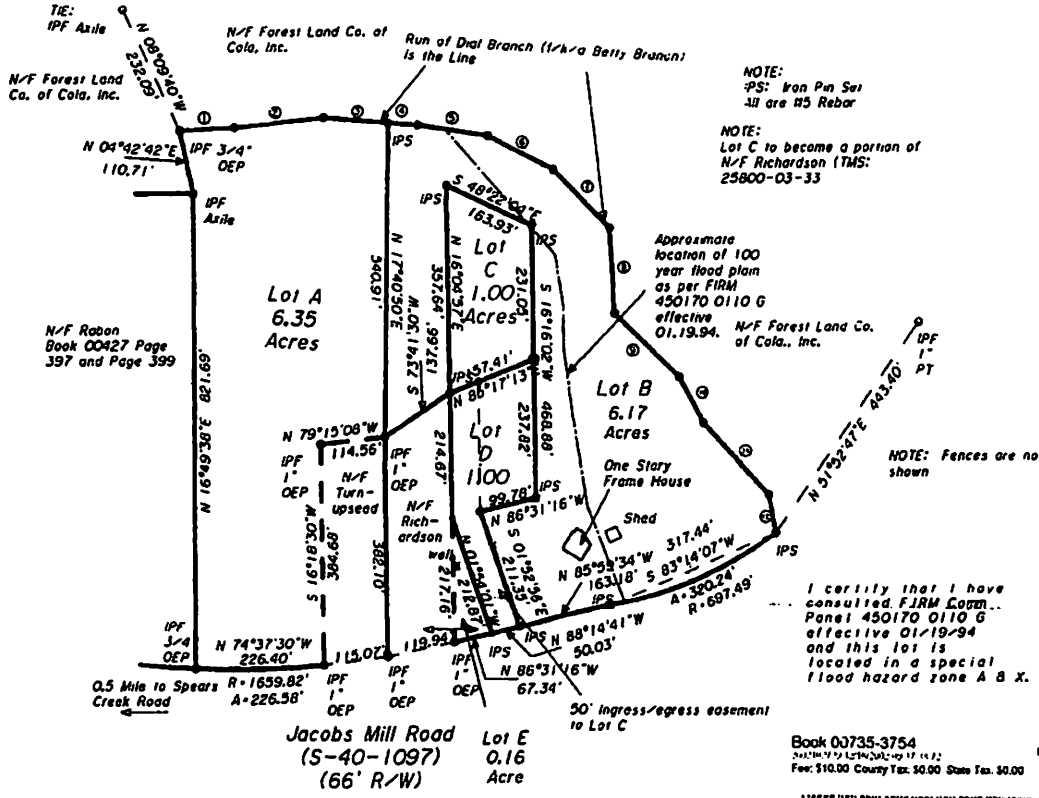
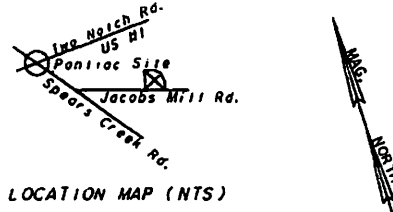






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NOTE:  
IPS: Iron Pin Set  
All are #3 Rebar

NOTE:  
Lot C to become a portion of  
N/F Richardson TMS:  
25800-03-33

NOTE: Fences are not shown

I certify that I have consulted FIRM Comm. Panel 450170 0110 G effective 01/19/94 and this lot is located in a special flood hazard zone A & X.

Book 00735-3754  
Date: 12/16/2002 09:37:33:720  
Fee: \$10.00 County Tax, \$0.00 State Tax, \$0.00



Plat Prepared For  
**John H. Richardson**  
**Joann R. Richardson**

Located near the Town of Pontiac,  
Richland County, South Carolina

SCALE: 1" = 200

DATE: August 9, 2002



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P.S. 115  
3103 LEAPHART ROAD  
WEST COLUMBIA, SC 29169  
(803) 796-7007  
(803) 826-7842 FAX

*(Signature)*  
SCPL# A4196

Richland County, South Carolina  
Approved For Recording  
Date: 12/16/2002 09:37:33:720  
Land  
Cart D. Crestline, AUCF  
Div/plan. Adm. In.