

ORIGINAL
STAMPED IN RED

RESOLUTION NO.: R-2024-037

Approval for Release and Abandonment of a Portion of Existing City of Columbia Water Main Easement for Pointe Grand Columbia Apartments (25 Technology Circle); Richland County TMS#17200-02-10 & 30; CF#355-40

WHEREAS, the Department of Engineering approved construction plans for Pointe Grand Apartments, which included utility relocations and releases of portions of the existing 10' and 15' City water main easements obtained in Deed Book D1017 at page 190 as shown on drawings on file in the office of the Department of Engineering under CF#177-14; and

WHEREAS, new water mains and easements were granted to the City of Columbia in the Deed to Water Lines for Pointe Grand Columbia Apartments on January 26, 2024 and recorded on May 2, 2024 in Record Book R2919 at Page 3785; and

WHEREAS, a request has been made for release and abandonment of the portions of the original water main easements that will eliminate encroachments and are no longer necessary; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 4th day of June, 2024, for and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, the City Manager is hereby authorized to execute a release and abandonment instrument from the City of Columbia that remises, releases and forever quitclaims unto **POINTE GRAND COLUMBIA, LLC, a South Carolina Limited Liability Company or current owner**, its successors and assigns, the portions of the City of Columbia's existing water main easements along the subject property designated as Easements to be Abandoned along TMS#17200-02-11 & TMS#17200-02-30 for Pointe Grand Columbia Apartments; Powell Road and Technology Circle, dated December 22, 2023, sheets 1 and 2 of 2, attached hereto and made a part hereof as Exhibit "A".

Said drawing also being on file in the Department of Engineering under file reference #355-40.

Requested by:

ACM Shealy _____

Mayor _____

Approved by:


Cherese B. Wilson
City Manager

Approved as to form:



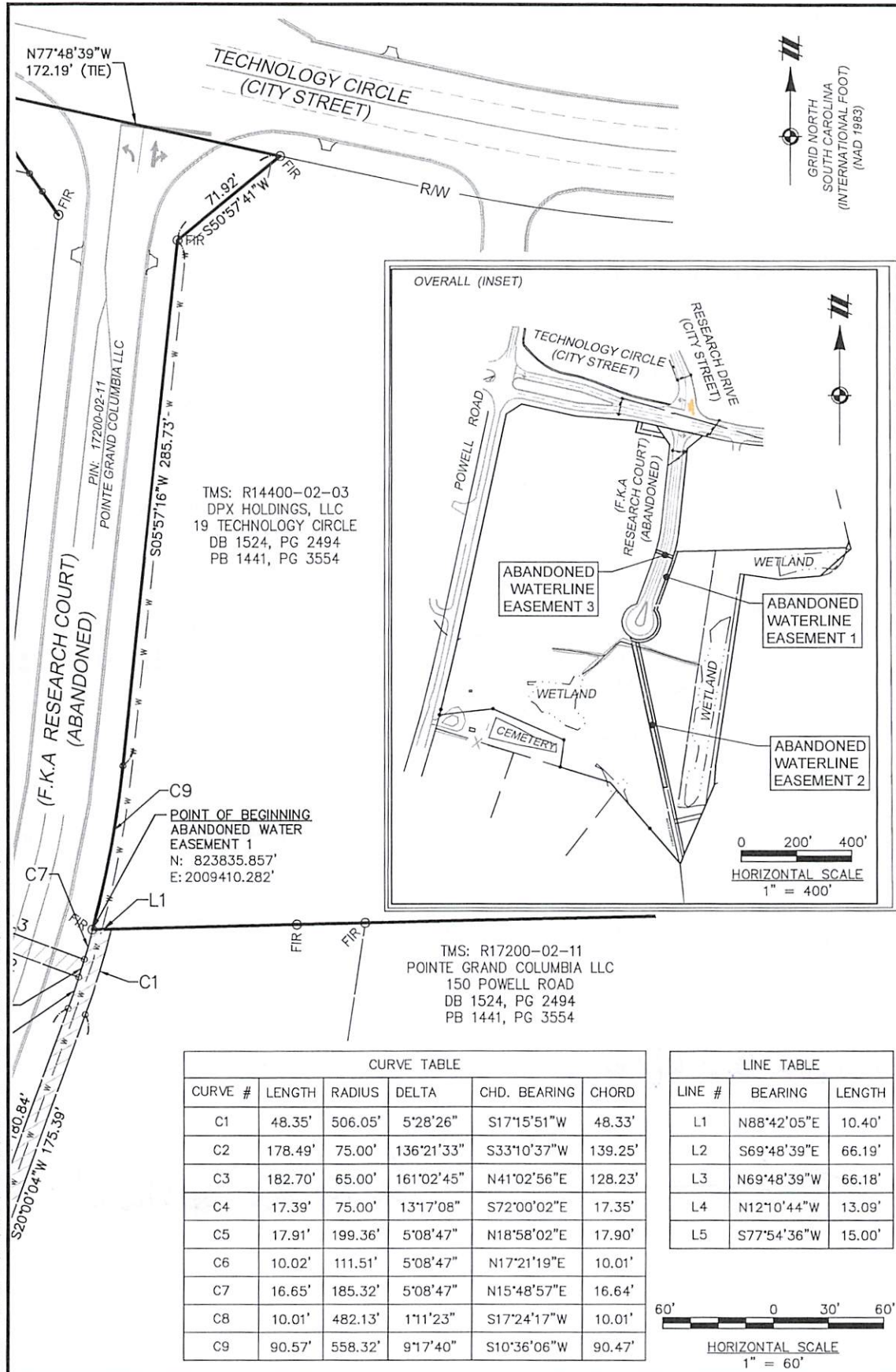
City Attorney

ATTEST:


Tuka D. Hammond
City Clerk

Introduced: 6/4/2024

Final Reading: 6/4/2024

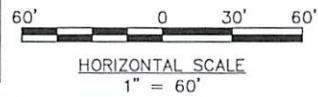


TMS: R14400-02-03
 DPX HOLDINGS, LLC
 19 TECHNOLOGY CIRCLE
 DB 1524, PG 2494
 PB 1441, PG 3554

TMS: R17200-02-11
 POINTE GRAND COLUMBIA LLC
 150 POWELL ROAD
 DB 1524, PG 2494
 PB 1441, PG 3554

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	48.35'	506.05'	5°28'26"	S17°15'51"W	48.33'
C2	178.49'	75.00'	136°21'33"	S33°10'37"W	139.25'
C3	182.70'	65.00'	161°02'45"	N41°02'56"E	128.23'
C4	17.39'	75.00'	13°17'08"	S72°00'02"E	17.35'
C5	17.91'	199.36'	5°08'47"	N18°58'02"E	17.90'
C6	10.02'	111.51'	5°08'47"	N17°21'19"E	10.01'
C7	16.65'	185.32'	5°08'47"	N15°48'57"E	16.64'
C8	10.01'	482.13'	1°11'23"	S17°24'17"W	10.01'
C9	90.57'	558.32'	9°17'40"	S10°36'06"W	90.47'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°42'05"E	10.40'
L2	S69°48'39"E	66.19'
L3	N69°48'39"W	66.18'
L4	N12°10'44"W	13.09'
L5	S77°54'36"W	15.00'

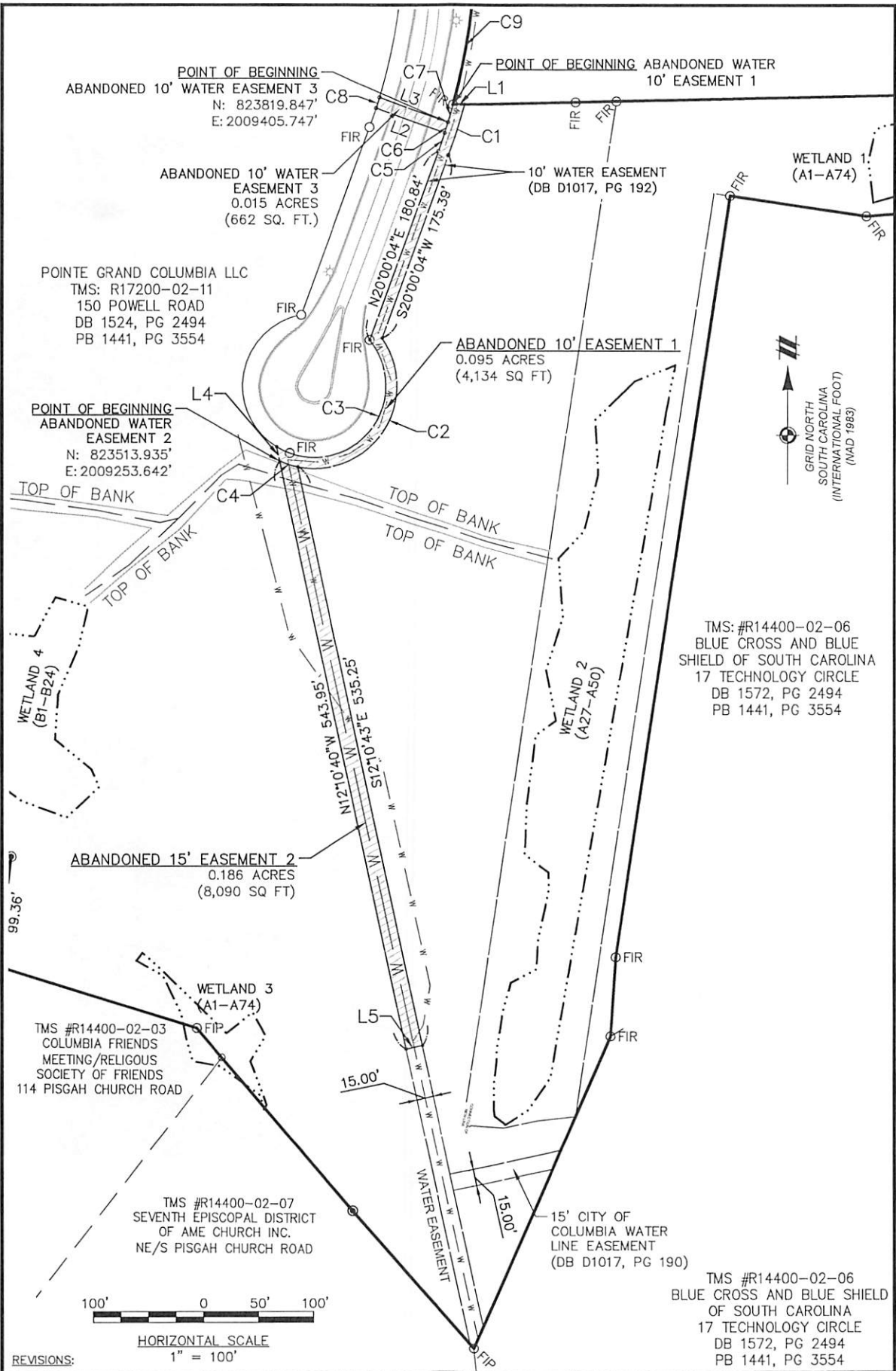


CF# 355-40
 CLIENT: HILLPOINTE, LLC
 DATE: 12/21/2023 JOB: 23004912
 DWG: AS CH: CRE P.M.: KK
 SHEET NO.: 1 OF 2

EXHIBIT
 PROJECT NAME: WATER EASEMENTS TO BE
 ABANDONED ALONG TMS #17200-02-11 &
 TMS #17200-02-30 FOR
 POINTE GRAND APARTMENTS
 POWELL ROAD AND TECHNOLOGY CIRCLE

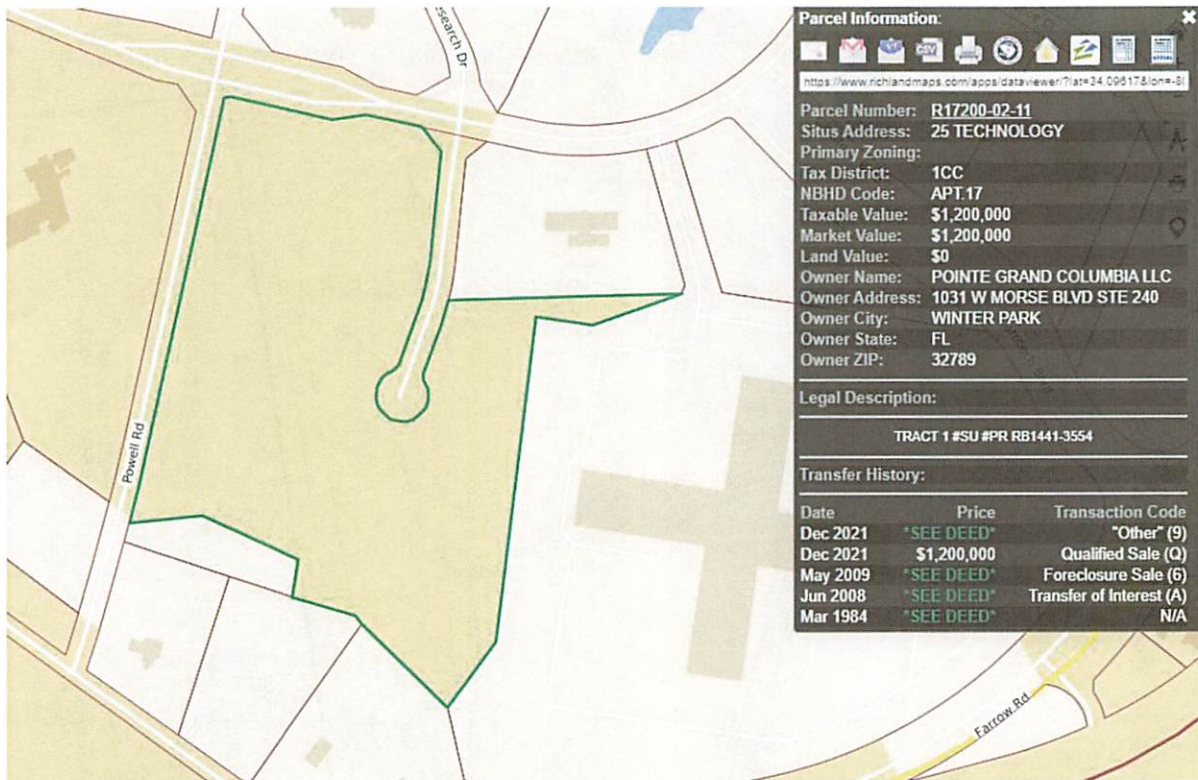
ATWELL
 866.850.4200 www.atwell-group.com
 1850 PARKWAY PLACE, SUITE 650
 MARIETTA, GEORGIA, 30067
 770.423.0807
 SURVEY CERTIFICATE OF AUTHORIZATION #4143

\\GALAW\DWG\20004751\POWELL ROAD - ALTA SURVEY\DWG\SURVEY\WATER_500\20004751-10-11-FT_WTR_EMST_500.DWG - January 2, 2024 January 2, 2024



<p>REVISIONS:</p> <p>1" = 100'</p>		<p>CF# 355-40</p>		<p>EXHIBIT</p>	
<p>CLIENT: HILLPOINTE, LLC</p>		<p>PROJECT NAME: WATER EASEMENTS TO BE ABANDONED ALONG TMS #17200-02-11 & TMS #17200-02-30 FOR</p>		<p>POINTE GRAND APARTMENTS</p>	
<p>DATE: 12/21/2023</p>		<p>JOB: 23004912</p>		<p>POWELL ROAD AND TECHNOLOGY CIRCLE</p>	
<p>DWG: AS</p>		<p>CH: CRE</p>		<p>P.M.: KK</p>	
<p>SHEET NO.: 2 OF 2</p>				<p>ATWELL</p> <p>866.850.4200 www.atwell-group.com</p> <p>1850 PARKWAY PLACE, SUITE 650 MARIETTA, GEORGIA, 30067 770.423.0807</p> <p>SURVEY CERTIFICATE OF AUTHORIZATION #4143</p>	

\\GALAW\CIVIL\20094751\POWELL ROAD - ALTA SURVEY\DWG\SURVEY\WATER_S00A\20094751-10--FT_WTR_ESMT_S00.DWG January 2, 2024 January 2, 2024



Parcel Information:

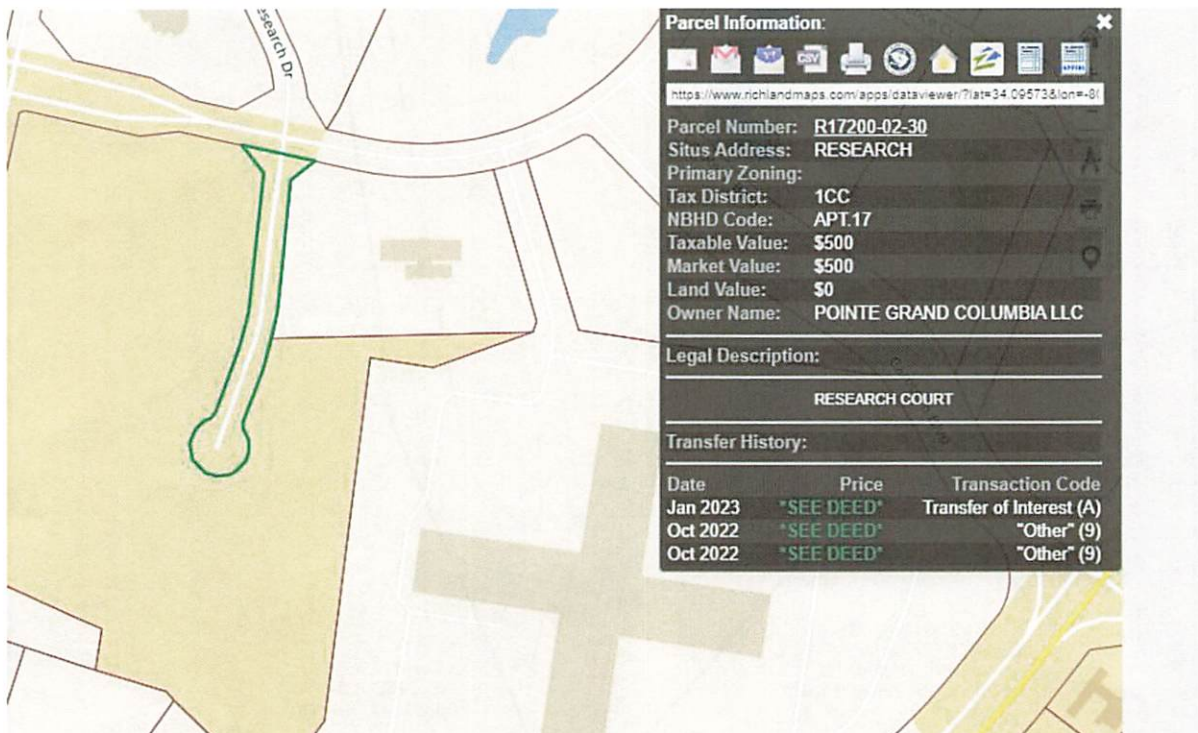
Parcel Number: R17200-02-11
 Situs Address: 25 TECHNOLOGY
 Primary Zoning:
 Tax District: 1CC
 NBHD Code: APT.17
 Taxable Value: \$1,200,000
 Market Value: \$1,200,000
 Land Value: \$0
 Owner Name: POINTE GRAND COLUMBIA LLC
 Owner Address: 1031 W MORSE BLVD STE 240
 Owner City: WINTER PARK
 Owner State: FL
 Owner ZIP: 32789

Legal Description:

TRACT 1 #SU #PR RB1441-3554

Transfer History:

Date	Price	Transaction Code
Dec 2021	*SEE DEED*	*Other* (9)
Dec 2021	\$1,200,000	Qualified Sale (Q)
May 2009	*SEE DEED*	Foreclosure Sale (6)
Jun 2008	*SEE DEED*	Transfer of Interest (A)
Mar 1984	*SEE DEED*	N/A



Parcel Information:

Parcel Number: R17200-02-30
 Situs Address: RESEARCH
 Primary Zoning:
 Tax District: 1CC
 NBHD Code: APT.17
 Taxable Value: \$500
 Market Value: \$500
 Land Value: \$0
 Owner Name: POINTE GRAND COLUMBIA LLC

Legal Description:

RESEARCH COURT

Transfer History:

Date	Price	Transaction Code
Jan 2023	*SEE DEED*	Transfer of Interest (A)
Oct 2022	*SEE DEED*	*Other* (9)
Oct 2022	*SEE DEED*	*Other* (9)