ORIGINAL

RESOLUTION NO.: R-2026-071

Authorizing Condemnation for Easement Acquisition for CIP Project #SS7589-02 for the Broad River Sanitary Sewer Force Main Replacement & Gravity Sewer Capacity Improvements from I-20 to the Broad River Pump Station; Richland County TMS#07411-03-08 (Sole Oriente, LLC) and TMS#07413-01-01 (Thomas C. Mann); CF#250-544

WHEREAS, the City's Department of Engineering has identified and approved this public sanitary sewer project for replacement of the existing sanitary sewer force main to improve the capacity of the gravity sewer system along the Broad River from I-20 to the Broad River Pump Station and to meet customer demands; and

WHEREAS, numerous attempts to negotiate for acquisition of an easement to the City of Columbia for this project have been initiated, but have been unable to come to a negotiated resolution; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 6th day of October, 2026, that it has been determined that it benefits the City's sanitary sewer system for the public purpose of constructing the sanitary sewer main project from an existing sanitary sewer main on the South Carolina Department of Corrections property along the Broad River for replacement of the existing sanitary sewer force main and to improve the capacity of the gravity sewer system and it is necessary to acquire an easement on a portion of the properties described below and shown on Exhibit "A" attached hereto and incorporated herein by reference. Based upon an appraisal, it has been determined that the total just compensation for the easement is as shown in the table below. The City Attorney is authorized to offer that amount to the Landowner in exchange for granting the referenced easement, if the Landowner does not accept within ten (10) days of the offer, the City Attorney is authorized to commence an action for acquisition of the easement by eminent domain.

Owners:	**TMS# & Location:**	**Easement Description:**	**Appraised Value:**	**Exhibit**
Sole Oriente, LLC	07411-03-08 1600 Garner Lane, Columbia, SC 29210	1) Variable (18.3' to 13.8' to 20.5' to 18.3') feet in width permanent easement 2) Variable (35' to 21.2' to 14.6' to 16.9') feet in width temporary construction easement	$30.00	"A" Easement 1 of 7
Thomas C. Mann	07413-01-01 4501 Bentley Drive, Columbia, SC 29210	25' Permanent, Exclusive Sanitary Sewer Easement (0.39 Acre)	$3,520.00	"A" Easement 4 of 7

Requested by:

Clint Shealy, Assistant City Manager

Approved by:

Teresa B Wilson
City Manager

Approved as to form:

City Attorney

Introduced: 10/06/2026
Final Reading: 10/06/2026



Mayor

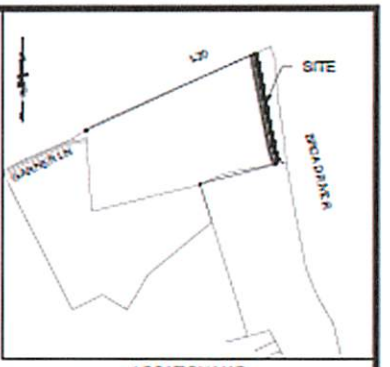
ATTEST:

Erika D Hammond
City Clerk

EXHIBIT "A"
Richland County TMS#07411-03-08, n/f Sole Oriente, LLC

REFERENCES:

- DEED BOOK R1411 PAGE 3444.
- HORIZONTAL COORDINATES (NAD 83) AND ELEVATIONS (NAVD 88) BASED ON SC VRS NETWORK.
- RICHLAND COUNTY TAX MAP SHEET R07411; 2022 EDITION.
- DRAWING BASED ON COMPILATIONS ONLY. NO BOUNDARY SURVEY PERFORMED.



LOCATION MAP
SCALE: 1" = 1,000'

Line Table		
Line #	Length	Direction
L1	5.29	N23° 45' 20.21"W
L2	18.30	S32° 25' 53.02"W
L3	364.89	S10° 56' 12.73"E
L4	340.88	S10° 12' 52.68"E
L5	116.10	S19° 00' 47.26"E
L6	18.29	N81° 50' 57.26"E
L7	117.15	N17° 50' 18.00"W
L8	351.93	N11° 08' 18.82"W
L9	361.50	N11° 07' 48.86"W
L10	6.38	S11° 07' 48.86"E
L11	5.29	N23° 45' 20.21"W
L12	1.68	N32° 25' 53.02"E
L13	1390.27	N55° 47' 21.61"E
L14	582.87	S75° 35' 50.30"W

L13 AND L14 ARE TIE POINTS

TOTAL FINAL EASEMENT
21,245 SQUARE FEET (0.49 AC)
850 LINEAR FEET
25 FEET WIDE

SCALE: 1" = 100'
100 0 50 100 200

RICHLAND COUNTY TMS# R07411-03-08
OWNER: SOLE ORIENTE LLC
ADDRESS: 312 CHALLEDON CT
COLUMBIA, SC 29212

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (0.56 AC)
VARIABLE WIDTH PERMANENT EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.34 AC)
VARIABLE WIDTH EXISTING CITY OF COLUMBIA SANITARY SEWER EASEMENT TO REMAIN AFTER CONSTRUCTION (0.17 AC)
VARIABLE WIDTH EXISTING CITY OF COLUMBIA SANITARY SEWER EASEMENT TO BE ABANDONED AFTER CONSTRUCTION (0.31 AC)

CF#250-544

EASEMENT EXHIBIT

CITY OF COLUMBIA
DEPARTMENT OF ENGINEERING
COLUMBIA, SOUTH CAROLINA

SCALE: 1" = 100'	PREPARED BY: STANTEC CONSULTING SERVICES, INC. SURVEYED BY: CHAO AND ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS	DRAWN BY: KWR
DATE: 3/23/2022		

PROJECT NAME:
BROAD RIVER SANITARY SEWER FORCE MAIN REPLACEMENT AND GRAVITY SEWER CAPACITY IMPROVEMENTS

PHASE 2 - I-20 TO BROAD RIVER PUMP STATION - 7 EASEMENTS		EXHIBIT 1 OF 7
CIP # SS7589-02		REVISION DATE:

Exhibit "A"
TMS#07413-01-01 n/f Thomas C. Mann

REFERENCES:

- DEED BOOK R0264 PAGE 1048.
- HORIZONTAL COORDINATES (NAD 83) AND ELEVATIONS (NAVD 88) BASED ON SC VRS NETWORK.
- RICHLAND COUNTY TAX MAP SHEET R07413; 2022 EDITION.
- DRAWING BASED ON COMPILATIONS ONLY. NO BOUNDARY SURVEY PERFORMED.



LOCATION MAP
SCALE: 1" = 1,000'

Line Table		
Line #	Length	Direction
L1	155.21	N02° 20' 47.94"E
L2	25.96	S76° 42' 30.00"W
L3	146.41	S02° 20' 47.94"W
L4	348.32	S10° 35' 24.21"W
L5	181.00	S10° 56' 43.69"W
L6	26.12	N84° 08' 31.25"E
L7	173.53	N10° 56' 43.69"E
L8	350.20	N10° 35' 24.21"E
L9	1331.36	S76° 07' 33.17"W
L10	84.38	N84° 08' 31.25"E

L9 AND L10 ARE TIE POINTS

SCALE: 1" = 100'
100 0 50 100 200

EASEMENT EXHIBIT

RICHLAND COUNTY TMS# R07413-01-01
OWNER: THOMAS C. MANN
ADDRESS: 106 OSTLUND DR
COLUMBIA, SC 29210

25' PERMANENT EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.39 AC)

EXISTING CITY OF COLUMBIA SANITARY SEWER EASEMENT

CF#250-544

CITY OF COLUMBIA
DEPARTMENT OF ENGINEERING
COLUMBIA, SOUTH CAROLINA

SCALE: 1" = 100'	PREPARED BY: STANTEC CONSULTING SERVICES, INC. SURVEYED BY: CHAO AND ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS	DRAWN BY: KMR
DATE: 3/23/2022		

PROJECT NAME
BROAD RIVER SANITARY SEWER FORCE MAIN REPLACEMENT AND GRAVITY SEWER CAPACITY IMPROVEMENTS

PHASE 2 - I-20 TO BROAD RIVER PUMP STATION - 7 EASEMENTS	EXHIBIT 4 OF 7
CIP # SS7589-02	REVISION DATE:

Exhibit "A"
Overall Plan

