

ORDINANCE NO.: 2018-048

Annexing and Incorporating 107 Riding Grove Road, 123 Riding Grove Road, 139 Riding Grove Road, 167 Riding Grove Road, 1113 Old National Highway and 160 Riding Grove Road; Richland County TMS# 28900-01-27, 28900-01-31, 28900-01-28, 28900-01-29, 28904-03-01 and 28904-03-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 4th day of September, 2018, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 28.14 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-27, 28900-01-31, 28900-01-28, 28900-01-29, 28904-03-01 and 28904-03-02

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 Gentry

  
Mayor

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:  
  
City Clerk

Introduced: 8/14/2018

Final Reading: 9/4/2018

ORIGINAL  
STAMPED IN RED







# Future Land Use Map

Department of Planning & Development Services

107 Riding Grove Road, 123 Riding Grove Road, 139 Riding Grove Road,  
 167 Riding Grove Road, 1113 Old National Highway and 160 Riding Grove Road;  
 TMS# 28900-01-27, 28900-01-31, 28900-01-28, 28904-03-01 and 28904-03-02  
 Existing FLU: Neighborhood-Medium Density, Proposed FLU: UER-1



CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPILED,  
 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, GIS DIVISION

**Legend**

CITY LIMITS  
 PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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 Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 June 13, 2018

**We Are Columbia**



# Zoning Map

Department of Planning & Development Services

107 Riding Grove Road, 123 Riding Grove Road, 139 Riding Grove Road, 167 Riding Grove Road, 1113 Old National Highway and 160 Riding Grove Road;  
 TMS# 28900-01-27, 28900-01-31, 28900-01-28, 28900-01-29, 28904-03-01 and 28904-03-02;  
 Current Zoning: RS-MD, RU and PDD; Proposed Zoning: PUD-R

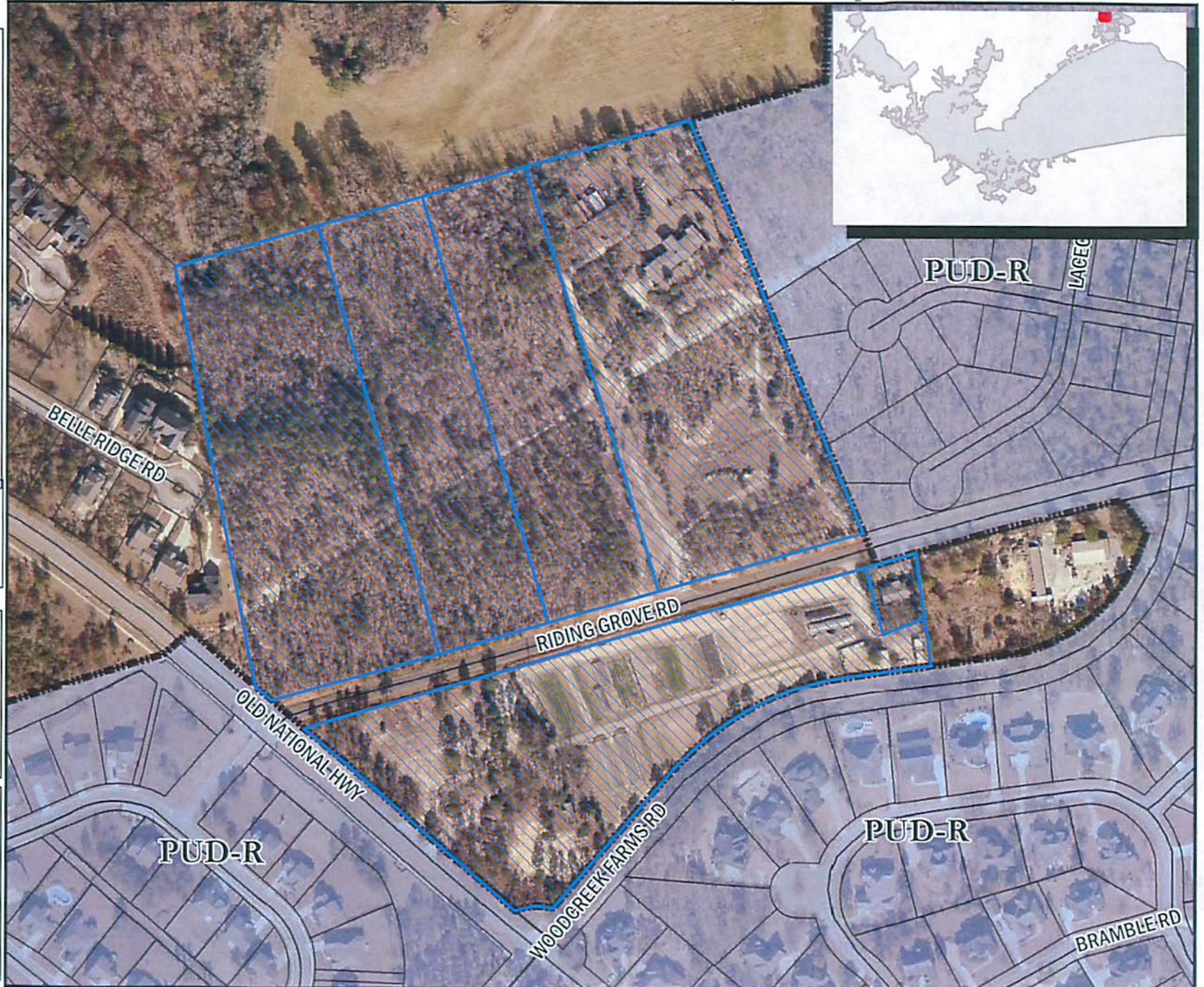
**Legend**

CITY LIMITS  
 PARCELS


0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 June 13, 2018

**DISCLAIMER:**  
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.





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

The undersigned, being the owner(s) of the property 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, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Parcel "A", containing 6.112 acres, on a plat prepared for Jim C. Bigham, Jr. and Amy S. Bigham by United Design Services, Inc., dated February 20, 2007 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1286 at page 1444. Said plat is incorporated herein by reference for a more complete and accurate description.

ALSO: All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Parcel B-1 containing 4.00 acres, more or less, on that plat prepared for Robert D. Stambaugh and Choonock Stambaugh dated March 14, 2005, as recorded in the Richland County ROD Office in Record Book 1043 at page 1532. Reference to said plat is incorporated herein for a more complete description of the metes, bounds, courses and distances of said parcel; be all measurements a little more or less.

ALSO: All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being designated as Parcel B-2 containing 4.00 acres, more or less, on that plat prepared for Thomas F. Childress and Chong S. Childress dated March 14, 2005, as recorded in the Richland County ROD Office in Record Book 1043 at page 1531. Reference to said plat is incorporated herein for a more complete description of the metes, bounds, courses and distances of said parcel; be all measurements a little more or less.

Richland County TMS: 28900-01-27, 28900-01-31, and 28900-01-28  
Property Addresses: 107 Riding Grove Road, 123 Riding Grove Road, and 139 Riding Grove Road

Cascata Development, LLC

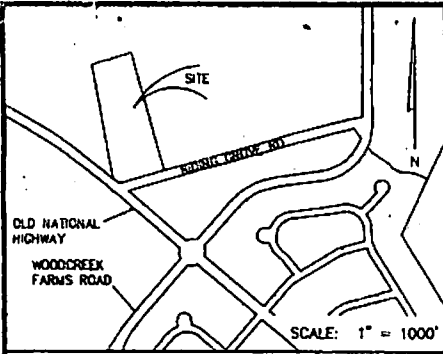
BY:   
(Signature)

Date: 6-14-18

Harold Picked, Jr.  
(Print or Type Name)

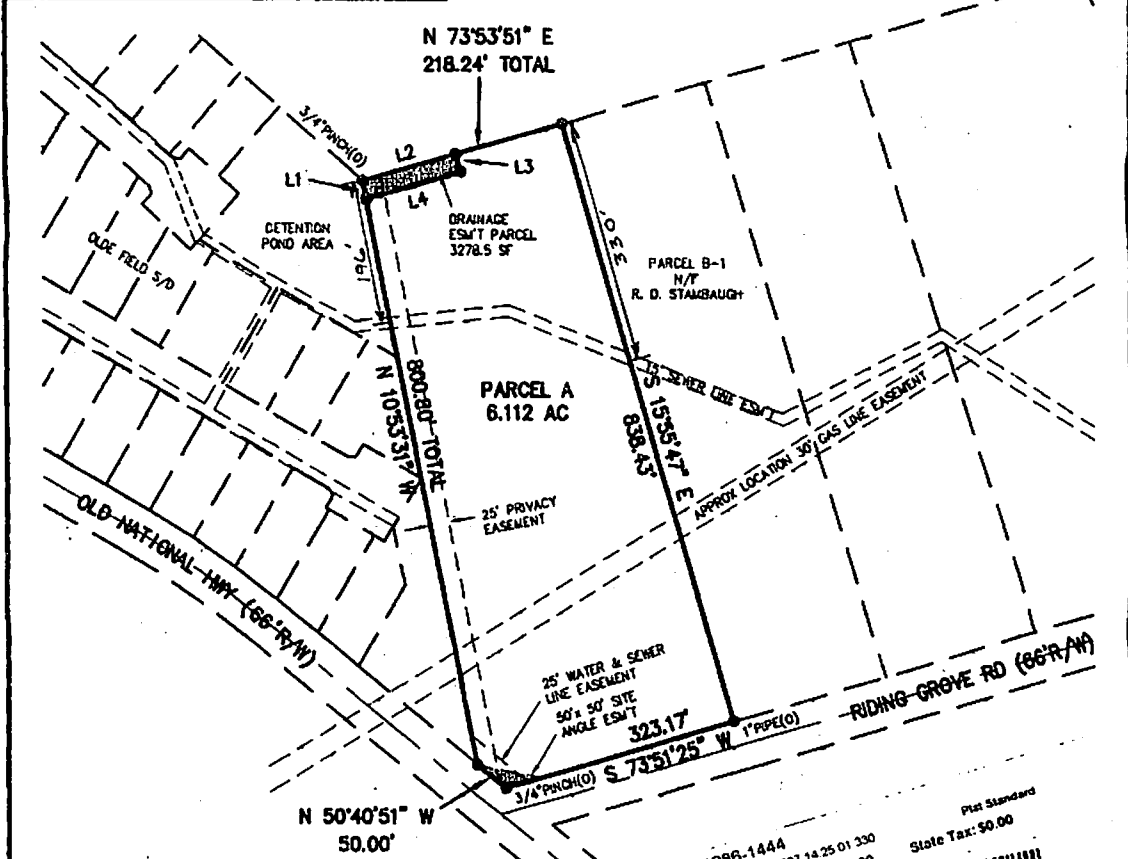
Its: Manager  
(Print or Type Title)

Book 2316-483  
2018045354 07/02/2018 16 12 06 937  
Fee: \$0.00 County Tax: \$0.00 Notice State Tax: \$0.00  
  
2018045354 John T. Hopkins II Richland County R O D



NOTES:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.  
 THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.  
 EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.  
 OLD IRONS (#4 REBAR) AT ALL CORNERS AND CHANGE IN DIRECTION, UNLESS OTHERWISE NOTED.

N/F  
 J. D. & F. D. MORRIS



**DRAINAGE EASMENT DIMENSIONS**

LINE	BEARING	DIST
L1	N 10°53'31" W	25.10'
L2	N 73°53'51" E	130.00'
L3	S 16°06'09" E	25.00'
L4	S 73°53'51" W	132.28'

Book 1286-1444  
 2007016710 02/27/2007 14 25 01 330  
 COUNTY TAX: \$0.00  
 State Tax: \$0.00  
 2007016710 Richard W. Rodden  
 Richland County ROO

PLAT PREPARED FOR  
**James C. Bigham, Jr. & Amy C. Bigham**

RICHLAND COUNTY near PONTIAC, SOUTH CAROLINA  
 THE SAME BEING DESIGNATED AS PARCEL A ON A PLAT OF PARCELS A, B, C & D PREPARED FOR DAK, LLC BY UNITED DESIGN SERVICES, INC. DATED DECEMBER 27, 2002 (REVISED 1/6/03) AND RECORDED IN THE R.O.D. FOR RICHLAND COUNTY AT RECORD BOOK 00745-3758.

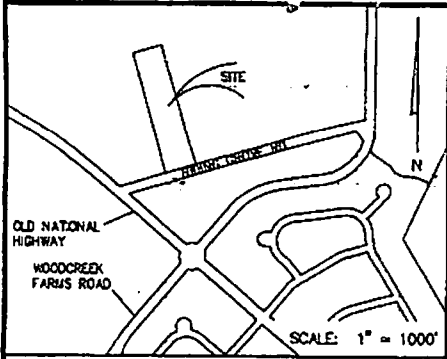
FEBRUARY 20, 2007 SCALE: 1" = 200'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.  
 I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0110 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

WILLIAM M. BRASINGTON  
 PROFESSIONAL LAND SURVEYOR - No. 9312



**UNITED DESIGN SERVICES, INC.**  
 540 SAINT ANDREWS ROAD, COLUMBIA, SC 29210  
 PH: (803)750-9142 ■ FAX: (803)750-9142

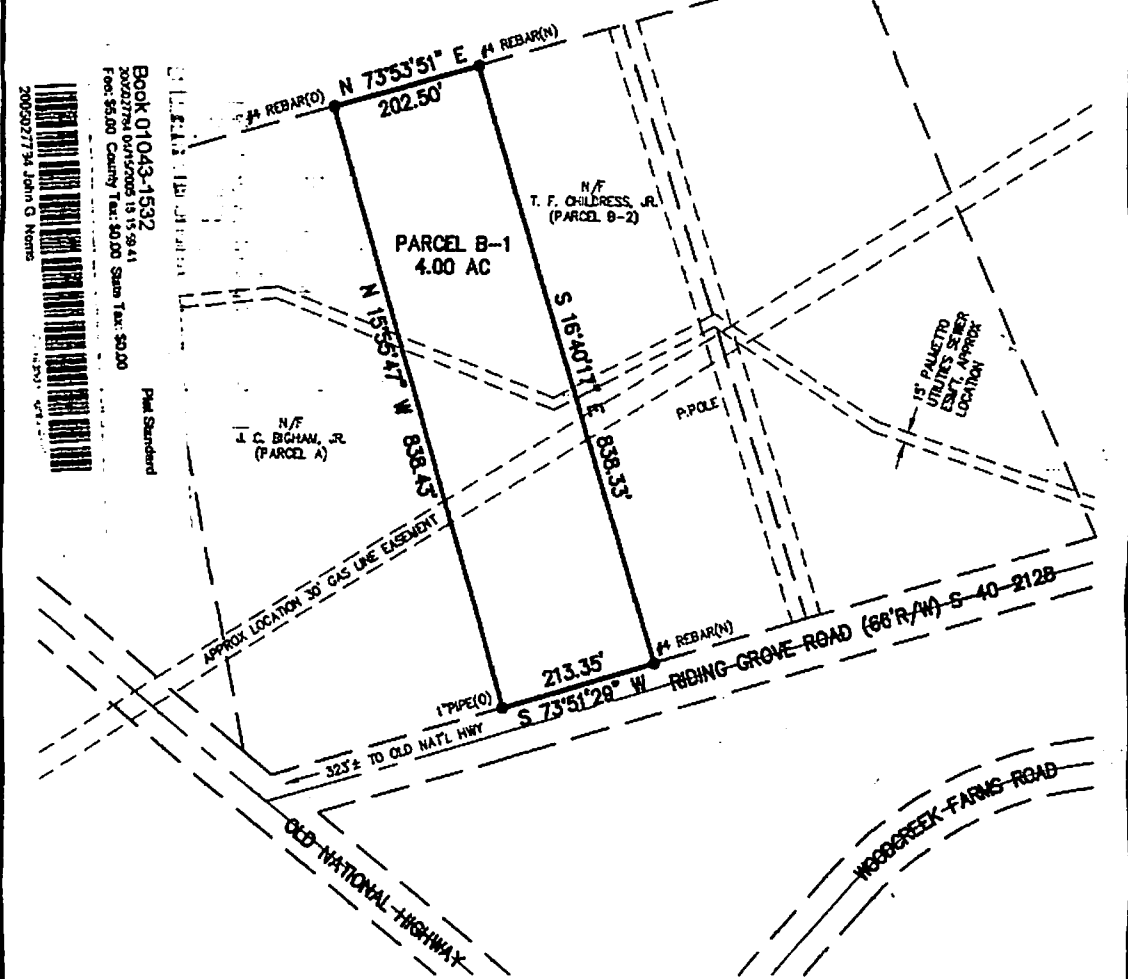


NOTES:  
PROPERTY SUBJECT TO ALL RESTRICTIONS, SETBACKS & EASEMENTS OF RECORD.  
SURVEY BASED ON REFERENCED PLAT OF RECORD.

ZONED: RU  
SETBACKS PER ZONING:  
40' FRONT  
50' REAR  
20' SIDE

N/F  
J. D. & F. D. MCVROE

Book 01043-1532  
2005027784 04/15/2005 16:15:59.417  
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
2005027784 John Q. Nims  
Pat Standard



PLAT PREPARED FOR

**ROBERT D. STAMBAUGH & CHOONOCK STAMBAUGH**

RICHLAND COUNTY near PONTIAC, SOUTH CAROLINA

THE SAME BEING DESIGNATED AS PARCEL B-1 AS SHOWN ON A PLAT OF PARCELS B-1 & B-2 PREPARED FOR ROBERT D. STAMBAUGH & CHOONOCK STAMBAUGH AND THOMAS F. CHILDRESS, JR. & CHONG S. CHILDRESS BY UNITED DESIGN SERVICES, INC. DATED MARCH 14, 2005 AND RECORDED IN RECORD BOOK REFERENCE ALSO A PLAT OF PARCELS A, B, C & D PREPARED FOR DAK, LLC BY UNITED DESIGN SERVICES, INC. DATED DECEMBER 27, 2002 (REVISED 1/6/03) AND RECORDED AT RECORD BOOK 00745-3758.

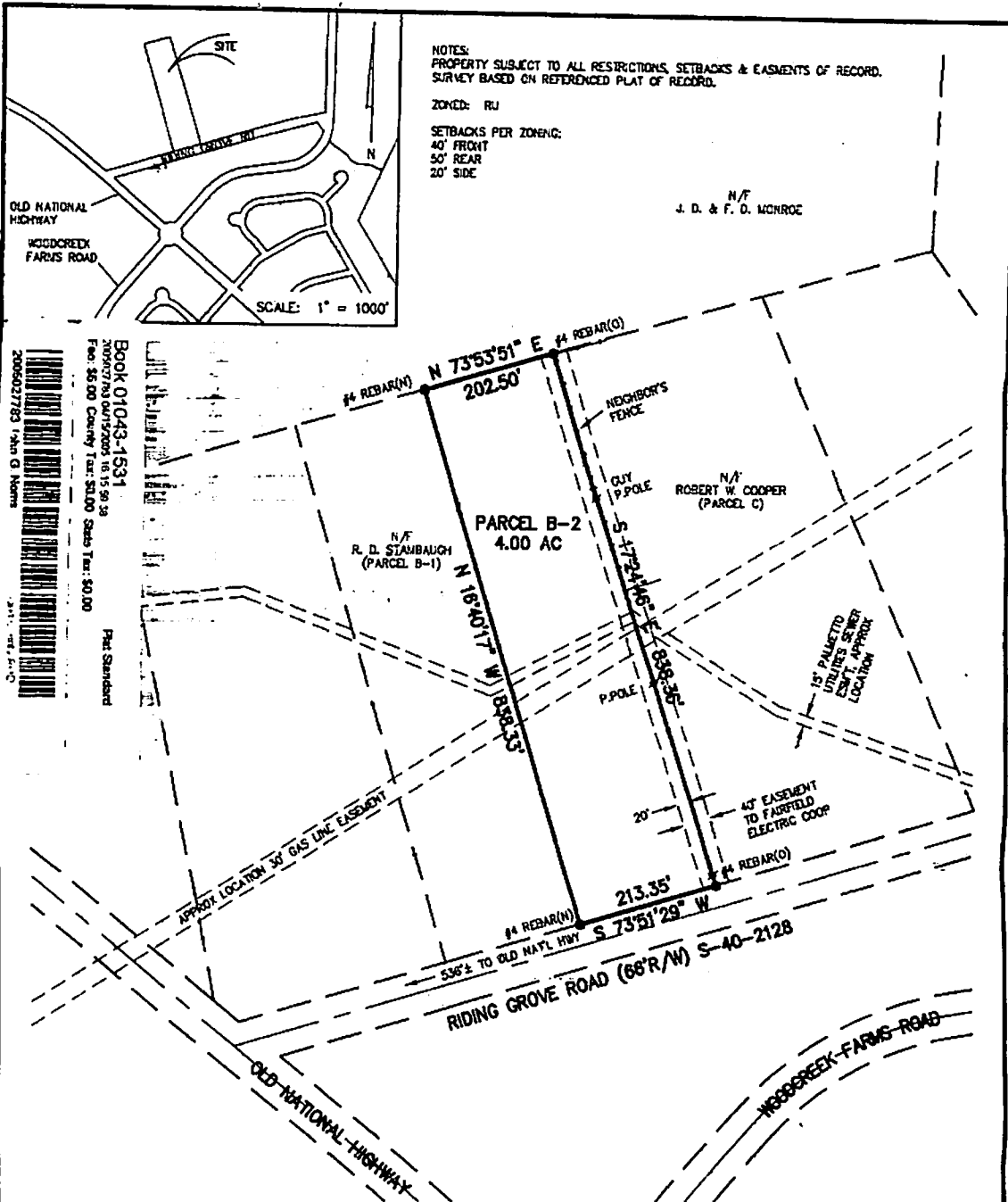
MARCH 14, 2005 SCALE: 1" = 200'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND THE SAME DOES NOT EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0110 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

WILLIAM M. BRASINGTON  
PROFESSIONAL LAND SURVEYOR - No.9312



**UNITED DESIGN SERVICES, INC.**  
540 SAINT ANDREWS ROAD, COLUMBIA, SC 29210  
PH: (803)750-9142 FAX: (803)750-9142



NOTES:  
PROPERTY SUBJECT TO ALL RESTRICTIONS, SETBACKS & EASEMENTS OF RECORD.  
SURVEY BASED ON REFERENCED PLAT OF RECORD.

ZONED: RU

SETBACKS PER ZONING:

40' FRONT

50' REAR

20' SIDE

N/F  
J. D. & F. O. MCROE

OLD NATIONAL HIGHWAY  
WOODCREEK FARMS ROAD

SCALE: 1" = 1000'

Book 01043-1531  
2005/7/15 04:15:59.383  
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
Paid Standard  
2005027783 (2nd of 3) Home

PLAT PREPARED FOR  
**THOMAS F. CHILDRESS, JR. & CHONG S. CHILDRESS**

RICHLAND COUNTY near PONTIAC, SOUTH CAROLINA

THE SAME BEING DESIGNATED AS PARCEL B-2 AS SHOWN ON A PLAT OF PARCELS B-1 & B-2 PREPARED FOR ROBERT D. STAMBAUGH & CHOONOCK STAMBAUGH AND THOMAS F. CHILDRESS, JR. & CHONG S. CHILDRESS BY UNITED DESIGN SERVICES, INC. DATED MARCH 14, 2005 AND RECORDED IN RECORD BOOK REFERENCE ALSO A PLAT OF PARCELS A, B, C & D PREPARED FOR DAK, LLC BY UNITED DESIGN SERVICES, INC. DATED DECEMBER 27, 2002 (REVISED 1/6/03) AND RECORDED AT RECORD BOOK 00745-3758.

MARCH 14, 2005 SCALE: 1" = 200'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0110 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

WILLIAM M. BRASINGTON  
PROFESSIONAL LAND SURVEYOR - No. 9312  
  
**UNITED DESIGN SERVICES, INC.**  
540 SAINT ANDREWS ROAD, COLUMBIA, SC 29210  
PH: (803)750-9142 ■ FAX: (803)750-9142



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

The undersigned, being the owner(s) of the property 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 tract of land with improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, and being more particularly shown and delineated as Parcel "C" containing 7.003 Acres on a plat prepared for DAK I, LLC by United Design Services, Inc., William M. Brasington, P.L.S. dated December 27, 2002 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 745 at Page 3758, and shown thereon as having the following metes and bounds, to-wit: Beginning at an iron on the northern right-of-way margin of Riding Grove Road (S-40-2128), approximately 749.87 feet east of its intersection with Old National Highway (S-40-2127), thence running N17°02'46"W along Parcel "B" as shown on said plat for a distance of 838.36 feet to an iron; thence turning and running N73°53'51"E along property now or formerly of J. D. & F. D. Monroe as shown on said plat for a distance of 325.00 feet to an iron; thence turning and running S22°43'04"E along Parcel "D" as shown on said plat for a distance of 843.48 feet to an iron; thence turning and running S73°51'29"W along the northern right-of-way margin of Riding Grove Road (S-40-2128) for a distance of 403.00 feet to the iron being the point of beginning.

Richland County TMS: 28900-01-29  
Property Address: 167 Riding Grove Road

Seller:

Jean Thigpen Cooper Date: June 20<sup>th</sup>, 2018  
Jean Thigpen Cooper

Buyer:

Cascata Development, LLC

BY: [Signature]  
(Signature)

Date: 6-14-18

Harold V. Pickrel, Jr.  
(Print or Type Name)

Its: Manager  
(Print or Type Title)

Book 2316-487  
2018045355 07/02/2018 16 12:07:233 Notice  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00









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

The undersigned, being the owner(s) of the property 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 tract of land with improvements thereon, if any, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, and being shown and designated as Parcel B containing 0.26 acres, more or less, on a Plat prepared for Woodcreek Development Partnership by United Design Services, Inc., dated December 29, 1999 and recorded in the Office of the ROD for Richland County on May 18, 2010 in Book 1606 at page 894; according to said plat said parcel is bounded on the North by the right of way of Riding Grove Road for a distance of 97.40 feet; on the East by property now or formerly of Stonehenge Golf Development, LLC for a distance of 122.84 feet; on the south by Parcel A as shown on said plat for a distance of 83.73 feet and on the West by Parcel A as shown on said plat for a distance of 130.07 feet, all distances being a little more or less, reference being craved to the recorded Plat which is incorporated by reference herein for a more complete metes and bounds description of the property.

Richland County TMS:      28904-03-02  
 Property Address:      160 Riding Grove Road

Book 2316-489  
 2018045356 07/02/2018 16:12:07 600  
 Fee: \$0.00      County Tax: \$0.00      Notice State Tax: \$0.00



2018045356      John T. Hopkins II      Richland County R O D

**Seller:**

Woodcreek Farms, Inc.

BY: *Edwin H. Cooper*  
 (Signature)

Date: 6-19-18

EDWIN H. COOPER  
 (Print or Type Name)

Its: Pres.  
 (Print or Type Title)

**Buyer:**

Cascata Development, LLC

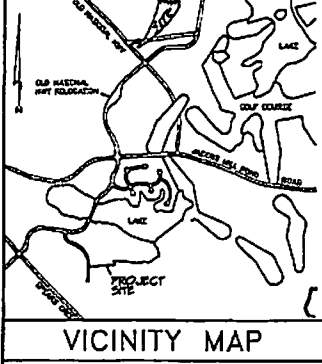
BY: *[Signature]*  
 (Signature)

Date: 6-14-18

Harold V. Pickrel, III  
 (Print or Type Name)

Its: Manager  
 (Print or Type Title)





Book 1006-204  
 2010033003 (1 of 2) P  
 File 1006 Comp 10/10/10  
 11/23/2010 11:41:42 AM  
 1006-204-003

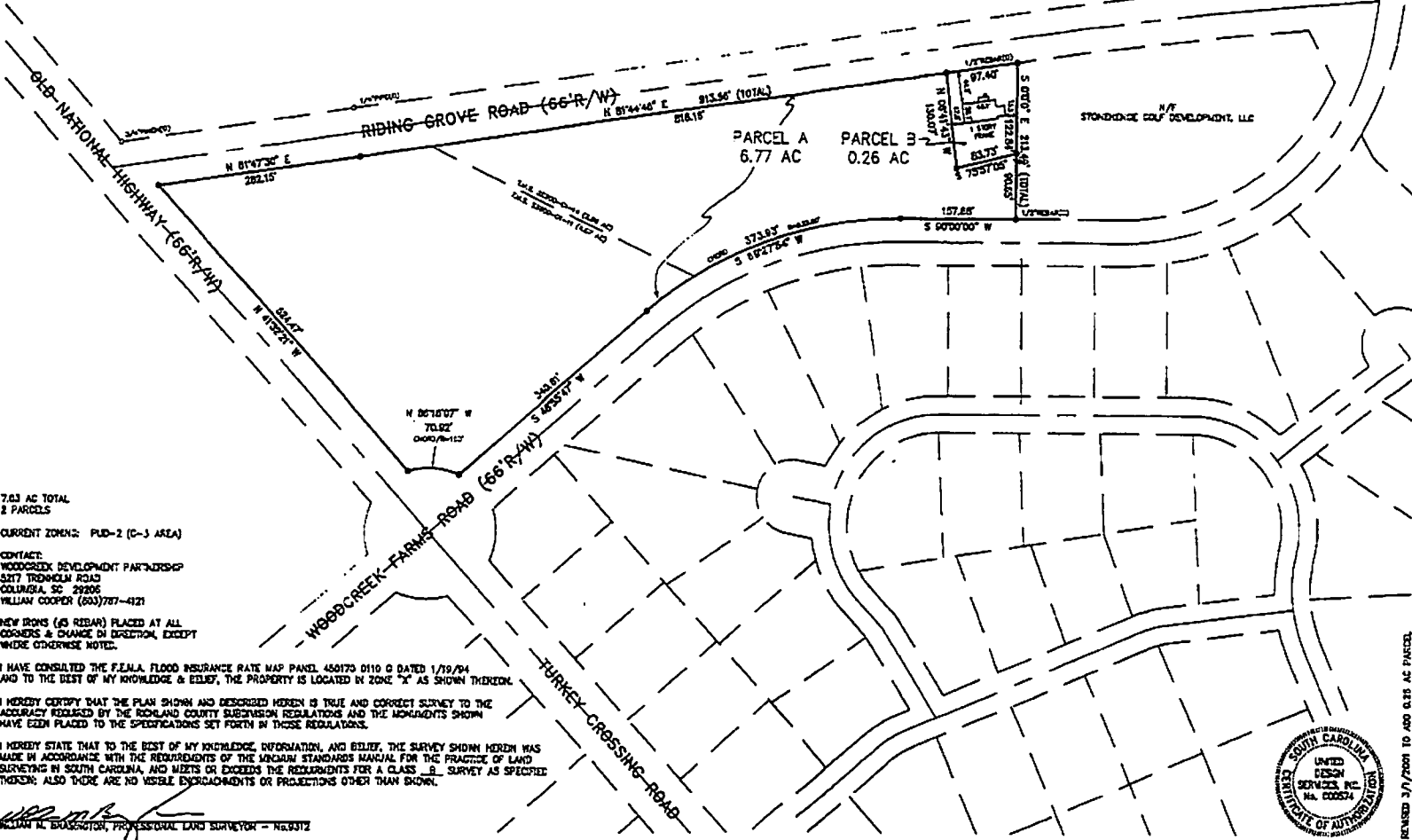
PLANNING & DEVELOPMENT SERVICES  
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 5/16/10  
 RCF #: 105-10-90  
 Signature: *[Handwritten Signature]*



601 DEWEY STREET, COLUMBIA, SC 29201 ■ PH: (803)253-4702



7.03 AC TOTAL  
 2 PARCELS  
 CURRENT ZONING: PUD-2 (C-3 AREA)  
 CONTACT:  
 WOODCREEK DEVELOPMENT PARTNERSHIP  
 3217 TROPHIM ROAD  
 COLUMBIA, SC 29206  
 WILLIAM COOPER (803)787-4121

NEW IRONS (60 REBAR) PLACED AT ALL  
 CORNERS & CHANGE OF DIRECTION, EXCEPT  
 WHERE OTHERWISE NOTED.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45070 0110 G DATED 1/19/94  
 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

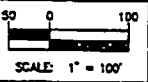
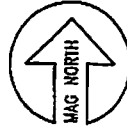
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT SURVEY TO THE  
 ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN  
 HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS  
 MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD STANDARDS MANUAL FOR THE PRACTICE OF LAND  
 SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED  
 THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*[Handwritten Signature]*  
 WILLIAM M. BRADSHAW, PROFESSIONAL LAND SURVEYOR - 663012

CALL RELEASED, INC.

WOODCREEK DEVELOPMENT PARTNERSHIP



DATE: 29 DEC 1999  
 T.M.S.#: SEE DRAWING  
 D.W.C.#: UB-833-072  
 SHEET

1 of 1



REvised 3/7/2009 TO ADD 0.26 AC PARCEL



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

The undersigned, being the owner(s) of the property 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 tract of land together with improvements thereon if any, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, and being shown and designated as Parcel A containing 6.33 (6.77 ON PLAT) acres, more or less, on a Plat prepared for Woodcreek Development Partnership by United Design Services, Inc., dated December 29, 1999 and recorded in the Office of the ROD for Richland County on May 18, 2010 in Book 1606 at page 894; reference being craved to the recorded Plat which is incorporated by reference herein for a more complete metes and bounds description of the property.

Richland County TMS: 28904-03-01  
Property Address: 1113 Old National Highway

**Seller:**

Decker Village Investors, LLC

BY: Edwin H. Cooper  
(Signature)

Date: 6-19-18

EDWIN H. COOPER  
(Print or Type Name)

Its: Authorized Rep.  
(Print or Type Title)

**Buyer:**

Cascata Development, LLC

BY: Harold V. Pickard, Jr.  
(Signature)

Date: 6-14-18

Harold V. Pickard, Jr.  
(Print or Type Name)

Its: Manager  
(Print or Type Title)

Book 2316-491

2018045357 07/02/2018 16:12:07:737

Notice

Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



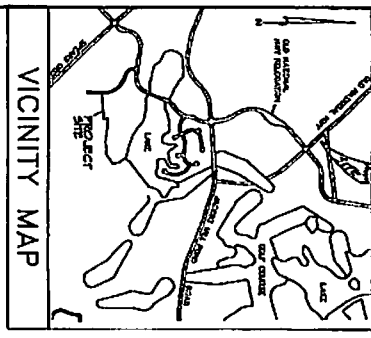
2018045357

John T. Hopkins II

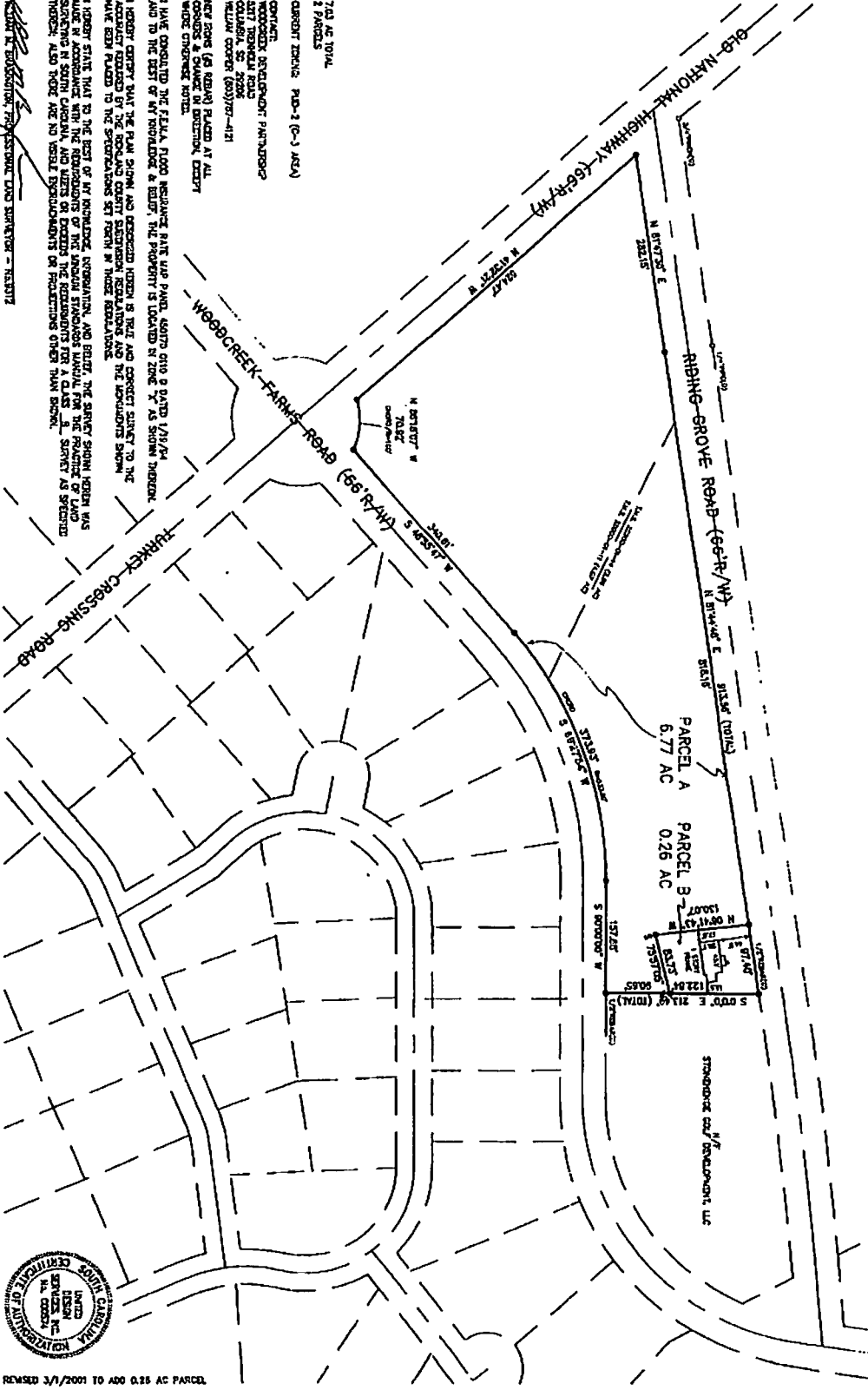
Richland County R O D



PROJECT NUMBER 201-0232084 - PROJECT # 1102-024 - DATE TYPED 05/18/99 11:41:02 AM



VICINITY MAP



7.01 AC TOTAL  
2 PARCELS  
CORRECTION FOR PD-3 (C-3 ACU)

CONTACT  
WOODCREEK DEVELOPMENT PARTNERSHIP  
217 TOWNSEND ROAD  
COLUMBIA, SC 29206  
WELLS COOPER (803)737-4131  
NEW LOTS (6 REAR) PLACED AT ALL  
CORNERS & CHANGE IN EXISTING LOTTY  
WIDE CIRCUMFERENT NOTED.  
I HAVE CONDUCTED THE FIELD, PHOTO INSURANCE RATE MAP AND/OR OTHER DATA PLANNED 1/19/94  
AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "C" AS SHOWN THEREON.  
I ACCORD CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE  
ACCURACY REQUIRED OF THE RICHLAND COUNTY SURVEYING REGULATIONS AND THE REGULATIONS SHOW  
THE LOT BEING PLACED TO THE SPECIFICATIONS SET FORTH IN THESE REGULATIONS.  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, EXPERIENCE, AND BELIEF, THE SURVEY SHOWN HEREON WAS  
MADE IN ACCORDANCE WITH THE REGULATIONS OF THE RICHLAND COUNTY SURVEYING BOARD FOR THE PRACTICE OF LAND  
SURVEYING IN SOUTH CAROLINA, AND THAT THE REGULATIONS OF THE SURVEYING BOARD FOR THE PRACTICE OF LAND  
SURVEYING IN SOUTH CAROLINA, AND THAT THE REGULATIONS OF THE SURVEYING BOARD FOR THE PRACTICE OF LAND  
SURVEYING IN SOUTH CAROLINA, ALSO MADE ARE NO LESSE BINDING ON ME THAN THESE.

PLANNING & DEVELOPMENT SERVICES  
RICHLAND COUNTY SOUTH CAROLINA

Book 562-214  
PAGE 20  
PLANNING & DEVELOPMENT SERVICES  
RICHLAND COUNTY SOUTH CAROLINA  
201-0232084 - PROJECT # 1102-024 - DATE TYPED 05/18/99 11:41:02 AM

APPROVED FOR RECORDING

Date: 5/18/99  
RCF #: MS-10-90  
Signature: M.A. Baker

REMOVED 3/1/2001 TO ADD 0.25 AC PARCEL  
DATE: 29 DEC 1989  
T.A.S. & SEE DRAWING  
C.M.C. # UB-633-072  
SHEET 1 OF 1



WOODCREEK DEVELOPMENT PARTNERSHIP

RICHLAND COUNTY OFFICE COLUMBIA, SOUTH CAROLINA



601 DEVINE STREET, COLUMBIA, SC 29201 ■ TEL (803)251-4702