

RESOLUTION R-2003-001

**RELEASE AND ABANDONMENT OF A PORTION OF THE CITY'S EXISTING 15' WATER MAIN EASEMENT ALONG RICHLAND COUNTY TMS#2802-01-04 (PORTION); LOTS 90, 92, 94 & 96, ALTAMONTE SUBDIVISION, PHASE III; CF#128-03B & CF#128-03**

WHEREAS, heretofore a 15' water main easement was granted to the City of Columbia along Lots P12, P28, P13, P14 and common areas in the deed to water lines for Polo Pointe from S & S Joint Venture, dated June 19, 1985 and recorded in the Office of the Register of Deeds for Richland County on September 16, 1985 in Deed Book D-758 at Page 647 (CF#128-03); and

WHEREAS, thereafter revised plans for development of the property were approved with relocation of a portion of the water main; and

WHEREAS, a new water main was constructed and conveyed to the City by Point Three Development Company, L.C. in the deed to water lines for Altamonte Subdivision at Homes of Polo, dated September 12, 1996 and recorded in the Office of the Register of Deeds for Richland County on September 18, 1996 in Deed Book D-1339, page 165; and

WHEREAS, this portion of the referenced property was never developed and was subsequently conveyed to Tripoint Development Company, L.C. Tripoint Development Company, L.C. is in the process of constructing homes on the property and has requested that the City release and abandon that portion of the 15' water main easement where the water main was relocated and is no longer necessary; Now, therefore,


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BE IT RESOLVED by the Mayor and City Council this 15th day of January, 2003, for and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, and the granting of a 15' water main easement to the City, the receipt of which is hereby acknowledged, the City Manager is hereby authorized to execute a release and abandonment instrument on behalf of the City of Columbia to remise, release and forever quitclaim unto **TRIPPOINT DEVELOPMENT COMPANY, L.C.**, its successors and/or assigns, that portion of the City's existing 15' water main easement along Lots 90, 92, 94 and 96, Altamonte Subdivision, Phase III, being more clearly shown by a cross-hatch pattern on the drawing attached hereto and made a part hereof as Exhibit "A".

Said drawing also being on file in the office of the Department of Engineering under file reference #128-03B.

Requested by:


Engineering Department

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

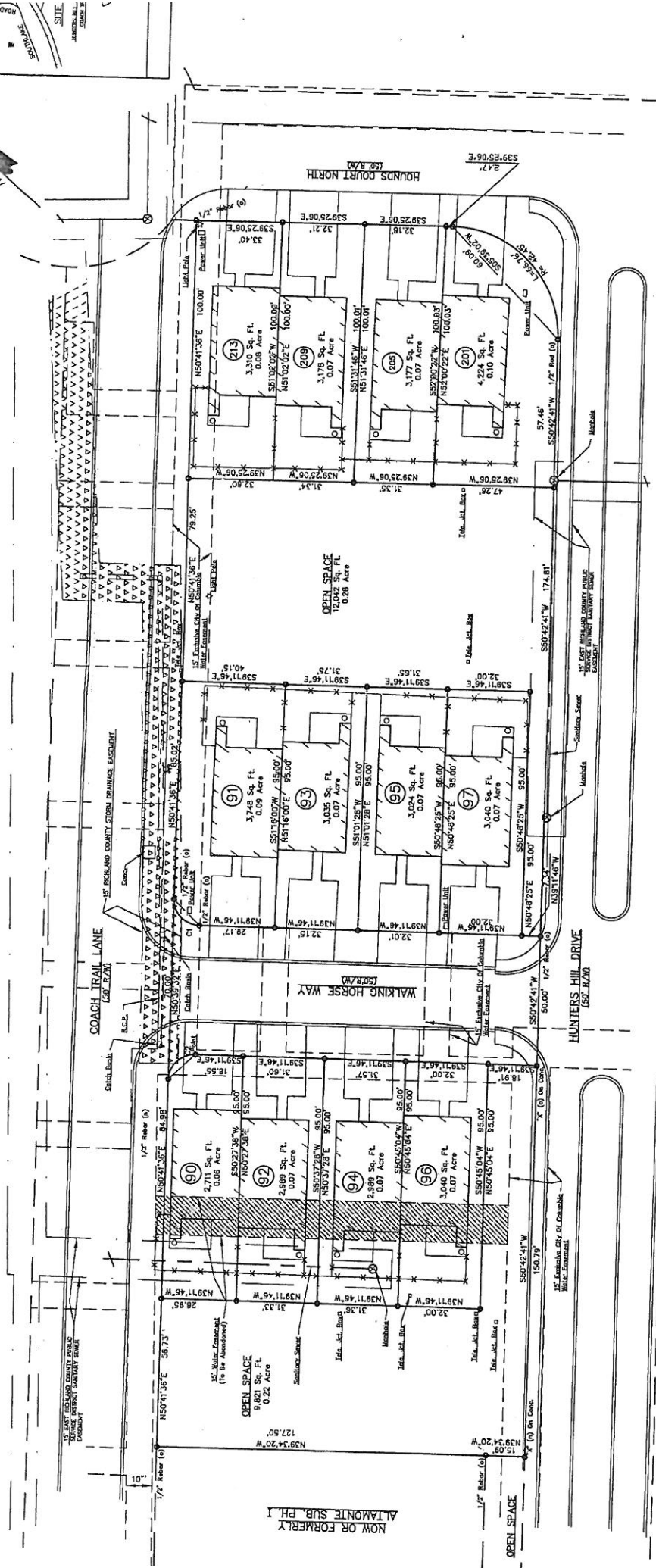
Approved as to form:

  
\_\_\_\_\_  
City Attorney

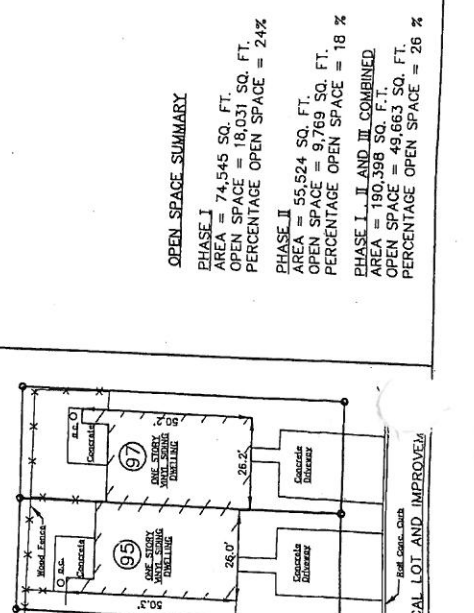
Introduced 1/15/2003  
Final Reading 1/15/2003

ATTEST:  
  
\_\_\_\_\_  
City Clerk

NOW OR FORMERLY  
ALAMONTE SUBDIVISION PHASE II



C1	1:100' = 1" = 100'
A	1:100' = 1" = 100'
B	1:100' = 1" = 100'
C	1:100' = 1" = 100'



**OPEN SPACE SUMMARY**

**PHASE I**  
AREA = 74,545 SQ. FT.  
OPEN SPACE = 18,031 SQ. FT.  
PERCENTAGE OPEN SPACE = 24%

**PHASE II**  
AREA = 55,524 SQ. FT.  
OPEN SPACE = 9,769 SQ. FT.  
PERCENTAGE OPEN SPACE = 18%

**PHASE I, II, AND III COMBINED**  
AREA = 130,398 SQ. FT.  
OPEN SPACE = 49,663 SQ. FT.  
PERCENTAGE OPEN SPACE = 26%

**DEVELOPER:**  
TRIPPOINT DEVELOPMENT COMPANY, L.C.  
220 BOY SCOUT ROAD  
AUGUSTA, GA. 30909  
TELEPHONE: (706) 736-4748

**ENGINEER & SURVEYOR:**  
COX and DINKINS, INC.  
COLUMBIA, SC 29205  
TELEPHONE: (803) 254-0518

**PHASE III**  
TOTAL AREA = 60,329 SQ. FT. (EXCLUDES 7,176 SQ. FT. IN ROAD R/W)  
TOTAL OPEN SPACE AREA = 21,863 SQ. FT.  
PERCENTAGE OF OPEN SPACE = 36%

**FINAL PLAT OF**  
ALAMONTE SUBDIVISION  
PREPARED FOR  
TRIPPOINT DEVELOPMENT COMPANY, L.C.  
RICHLAND COUNTY, NEAR COLUMBIA, S. C.

DATE: JANUARY 12, 1998

Scale: 1" = 20'

Sheet No. 0593 of

**COX and DINKINS, INC.**  
SURVEYORS  
614 Holly Street  
Columbia - 29205  
P.A. 0518

**NOTES:**

- 1) THIS PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 2) THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 3) THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 4) THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 5) THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 6) THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
- 7) TOTAL NUMBER OF LOTS IN ALAMONTE SUBDIVISION = 41 (12 SINGLE FAMILY RESIDENTIAL IN PHASE 3).

**REFERENCES:**

- 1) PLAT OF "ALAMONTE SUBDIVISION", L.C. PARTNERSHIP, BY COX and DINKINS, INC., DATED OCTOBER 31, 1995.

I HEREBY CERTIFY THAT I HAVE CONDUCTED THE SURVEY AND THE SPECIFICATIONS SET FORTH IN THE PLAT OF ALAMONTE SUBDIVISION, L.C. PARTNERSHIP, BY COX and DINKINS, INC., DATED OCTOBER 31, 1995, ARE CORRECT AND ACCURATE.