

RESOLUTION NO.: R-2020-033

Authorizing Condemnation for Easement Acquisition for Water Main along Rimer Pond Road; CIP Project #WM3872; 596 Rimer Pond Road, Richland County TMS#20500-04-05, n/f English; 454 Rimer Pond Road, Richland County TMS#17700-01-30, n/f Ball; 448 Rimer Pond Road, Richland County TMS#17700-01-27, n/f Huff; 330 Rimer Pond Road, Richland County TMS#17700-01-95, n/f Gant; 444 Rimer Pond Road, Richland County TMS#17700-01-26, n/f Lee; and 260 Rimer Pond Road, Richland County TMS#17700-01-80, n/f Montgomery; CF#250-349

WHEREAS, the City's Department of Engineering has identified this capital improvements project as part of the water system improvements to meet customer demands in the Blythewood area; and

WHEREAS, City of Columbia's staff has made numerous attempts to negotiate for acquisition of the easements for this project, but have been unable to come to a negotiated resolution. These are the remaining six (6) easements out of a total of 53; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 25th day of February, 2020, that it has been determined that for the public purpose of constructing the water main project and for the benefit of upgrading the water system, it is necessary to acquire easements on portions 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 is depicted in the table below for each easement. The City Attorney is authorized to offer that amount to the Landowners in exchange for granting the referenced easements, 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 easements by eminent domain.

ORIGINAL
STAMPED IN RED

Owners:	TMS# & Location:	Easement Description:	Appraised Value:
Alexander English & Vanessa English	TMS#20500-04-05 596 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Variable Feet in Width (20' to 45') Easement 52 of 53	\$0.00
M. Keith Ball & Barbara E. Ball	TMS#17700-01-30 454 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Twenty (20) Feet in Width Easement 45 of 53 - Exhibit "A"	\$12,200.00
Daniel Harding Huff, Jr., et al	TMS#17700-01-27 448 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Twenty (20) Feet in Width Easement 44 of 53 - Exhibit "A"	\$700.00
Warren Gant & Martha G. Gant	TMS#17700-01-95 330 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Twenty (20) Feet in Width Easement 36 of 53 - Exhibit "A"	\$0.00
Willis Eugene Lee	TMS#17700-01-26 444 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Twenty (20) Feet in Width Easement 26 of 53 - Exhibit "A"	\$8,300.00
Nathaniel Montgomery	TMS#17700-01-80 260 Rimer Pond Road Blythewood, SC 29016	Permanent, Exclusive Easement Twenty (20) Feet in Width Easement 24 of 53 - Exhibit "A"	\$0.00

Requested by:

Assistant City Manager Shealy _____


Mayor

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 2/25/2020
Final Reading: 2/25/2020

EXHIBIT "A"

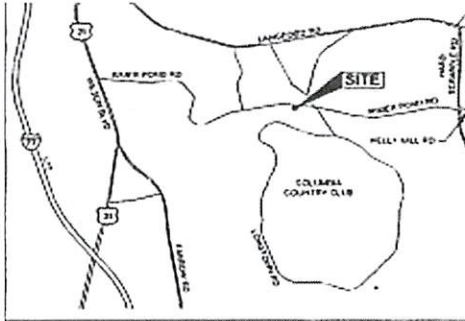
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

GRAPHIC SCALE

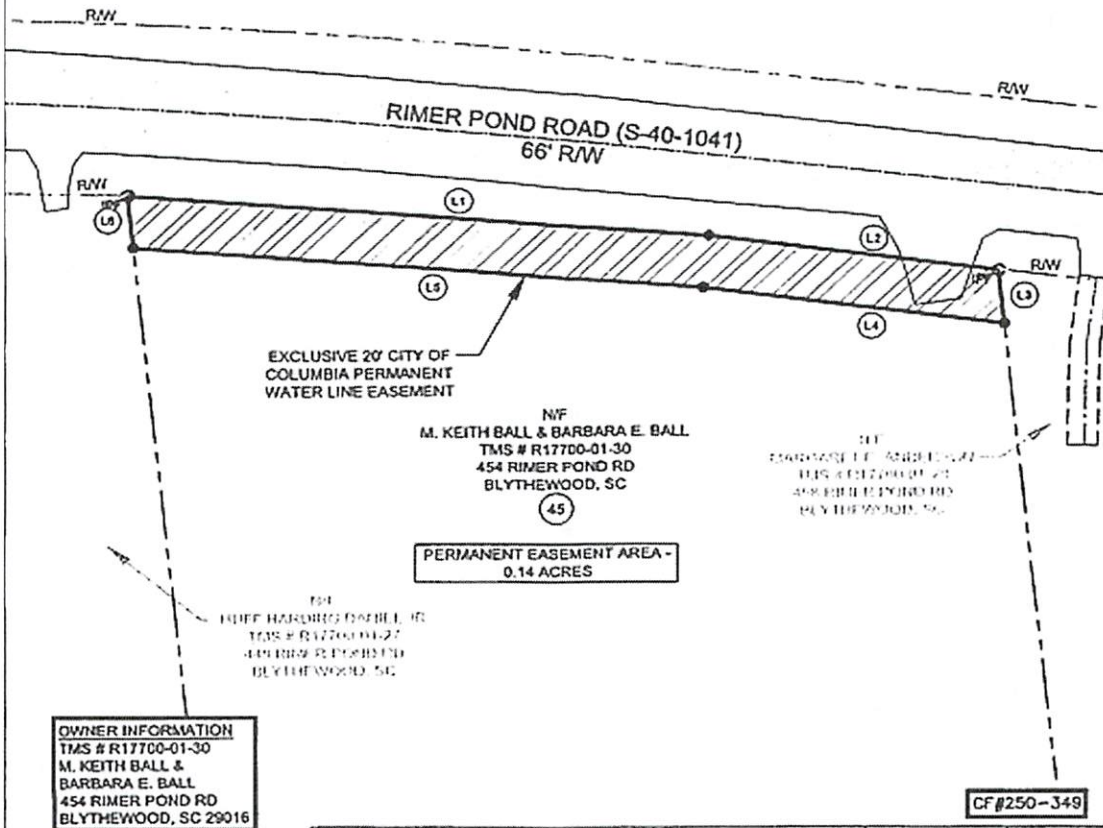


1 inch = 50 ft



LOCATION MAP
N.T.S.

LINE #	LENGTH	DIRECTION
L1	203.59'	S89°42'05.78"E
L2	162.41'	SE2°27'05.46"E
L3	29.43'	S07°30'24.83"E
L4	106.64'	N82°29'48.79"W
L5	201.42'	N55°10'07.26"W
L6	26.27'	N05°37'52.16"W



OWNER INFORMATION
 TMS # R17700-01-30
 M. KEITH BALL &
 BARBARA E. BALL
 454 RIMER POND RD
 BLYTHEWOOD, SC 29016

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD, SMH	
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # VM3872			DRAWING NO. 45 OF 53

RESOLUTION NO.: R-2020-033
EXHIBIT "A"



LOCATION MAP
NTS

REFERENCES

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17703, 2015 EDITION.

GRAPHIC SCALE

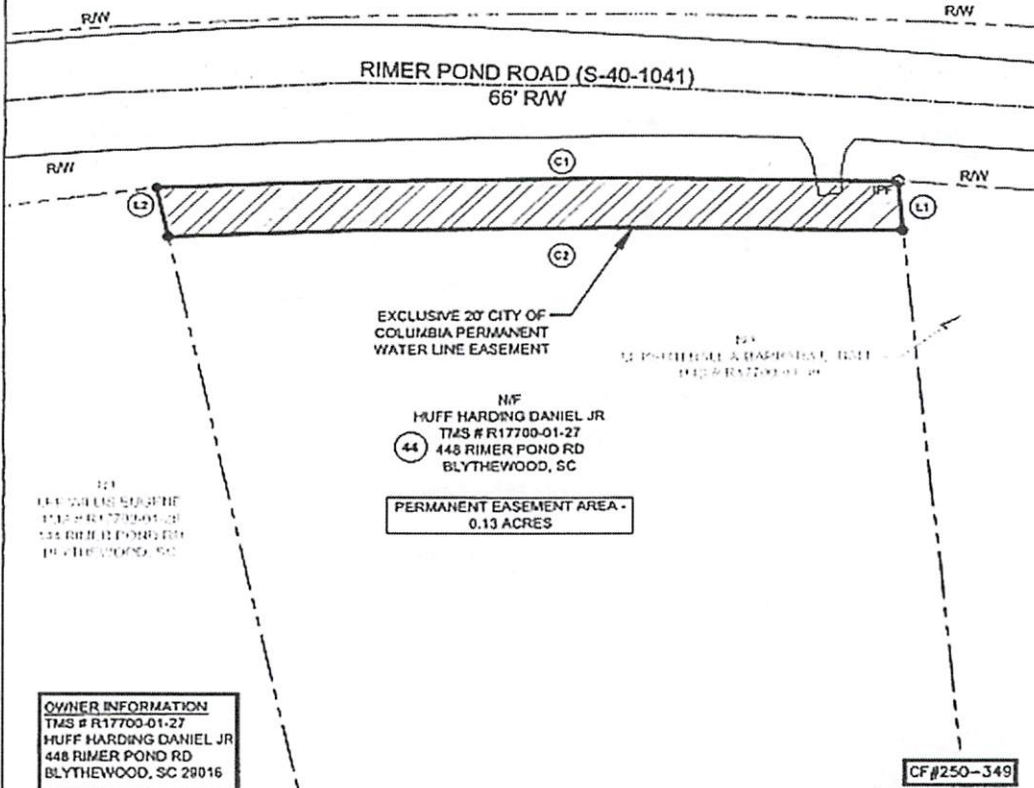


1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.17'	S05°37'21.61"E
L2	20.30'	N12°30'00.00"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEG.	CHORD ENDING
C1	278.82'	3781.73'	N89°27'27.62"E	278.78'
C2	278.52'	3771.73'	S89°28'11.47"W	278.48'



OWNER INFORMATION
TMS # R17700-01-27
HUFF HARDING DANIEL JR
448 RIMER POND RD
BLYTHEWOOD, SC 29016

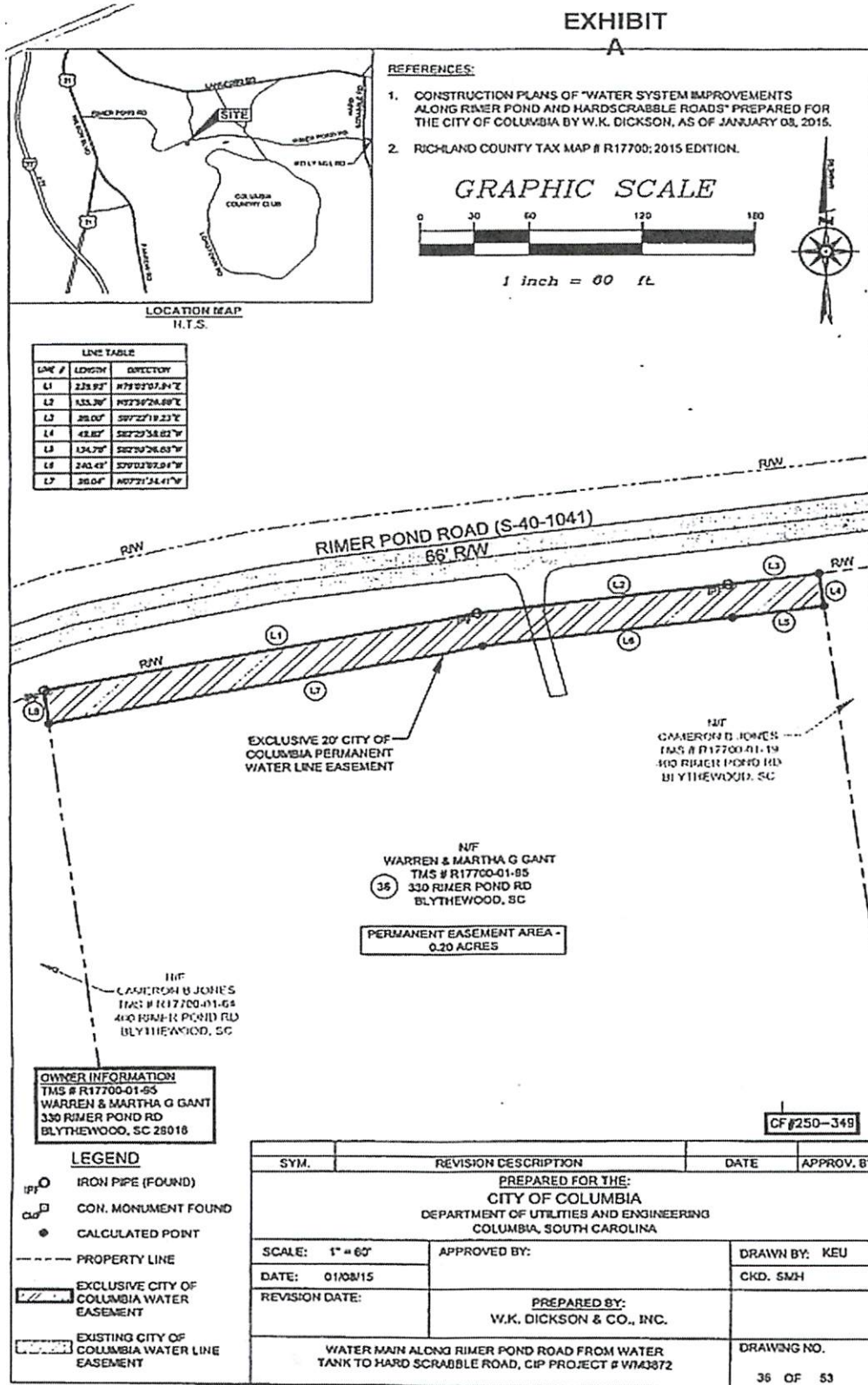
CF#250-349

- LEGEND**
- ⊙ IRON PIPE (FOUND)
 - CON. MONUMENT FOUND
 - CALCULATED POINT
 - PROPERTY LINE
 - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
 - EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

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PREPARED FOR THE: CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 44 OF 53

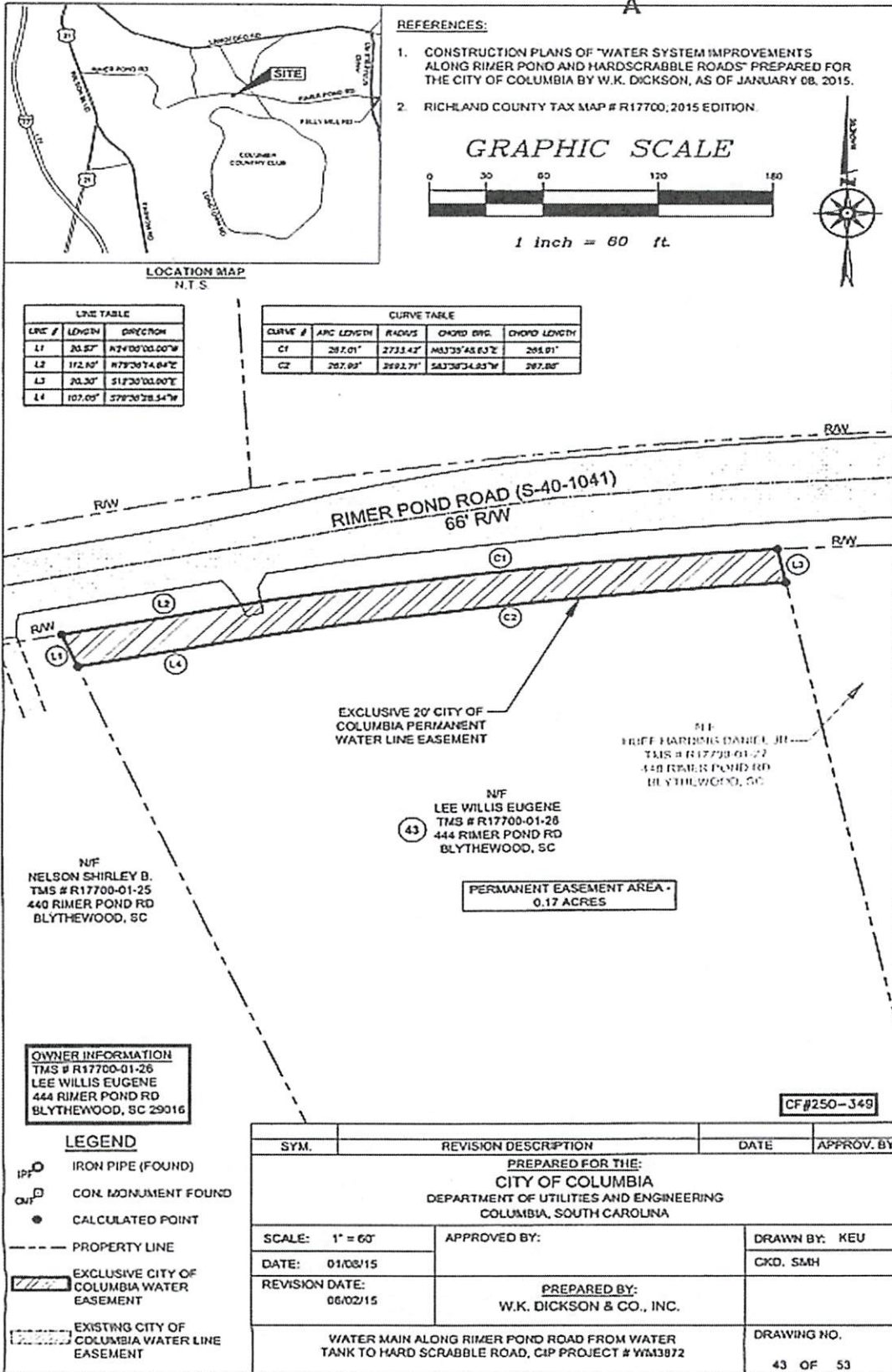
EXHIBIT

A



EXHIBIT

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2. RICHLAND COUNTY TAX MAP # R17700, 2015 EDITION.

GRAPHIC SCALE



1 inch = 60 ft.



LOCATION MAP
N.T.S.

LINE #	LENGTH	DIRECTION
L1	20.57'	N74°05'00.00"W
L2	112.10'	N79°30'14.64"E
L3	20.30'	S17°30'00.00"E
L4	107.00'	S78°20'28.54"W

CURVE #	ARC LENGTH	RADIUS	CHORD BEG.	CHORD END
C1	287.01'	2733.42'	N63°35'45.63"E	285.81'
C2	287.80'	2892.71'	S63°30'34.85"W	287.80'

N/F
NELSON SHIRLEY B.
TMS # R17700-01-25
440 RIMER POND RD
BLYTHEWOOD, SC

N/F
LEE WILLIS EUGENE
TMS # R17700-01-26
444 RIMER POND RD
BLYTHEWOOD, SC

S/F
BRUFF HARRIS DANIEL JR.
TMS # R17700-01-27
548 RIMER POND RD
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA -
0.17 ACRES

OWNER INFORMATION
TMS # R17700-01-26
LEE WILLIS EUGENE
444 RIMER POND RD
BLYTHEWOOD, SC 29016

CF#250-349

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CON □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 06/02/15		DRAWING NO. 43 OF 53	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			

**EXHIBIT
A**

