

RESOLUTION NO.: R-2014-121

Authorizing acceptance of donated property within the Bull Street Development known as the Multi-Use Entertainment Venue Parcel, which property is a portion of Richland County TMS 11501-01-03, 11501-01-04, 11501-01-05, and 11501-01-07, from Bull Street Development, LLC, for development of a multi-use entertainment venue and authorizing the City Manager to execute all documents necessary to effectuate this transfer

WHEREAS, Bull Street Development, LLC is the owner of certain real property located in the Bull Street Neighborhood, formerly known as the South Carolina Department of Mental Health Bull Street Campus in the City of Columbia; and,

WHEREAS Bull Street Development, LLC wishes to donate a 7.99 acre portion of that real property, designated in the attached property description as the Multi-Use Entertainment Venue Parcel and more clearly described in the legal description and shown on the proposed plat attached hereto and made a part hereof as Exhibit "A", to the City of Columbia; and,

WHEREAS, this conveyance is subject to certain Permitted Exceptions, including (without limitation) conditions, covenants, easements, restrictions, and rights of way indicated by instruments, including plats, of record; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 16th day of December, 2014, that the City of Columbia hereby accepts the donation of the real property within the Bull Street Development known as the Multi-Use Entertainment Venue Parcel, which is a portion of those properties bearing Richland County TMS # 11501-01-03, 11501-01-04, 11501-01-05, and 11501-01-07 for development of a multi-use venue and authorizes the City Manager to execute any and all documents, including any documents regarding the Permitted Exceptions, as approved by the City Attorney, necessary to consummate the donation and title the real property in the name of the City of Columbia.

Requested by:

Assistant City Manager Gentry


Mayor

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 12/16/2014

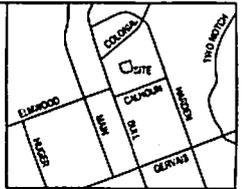
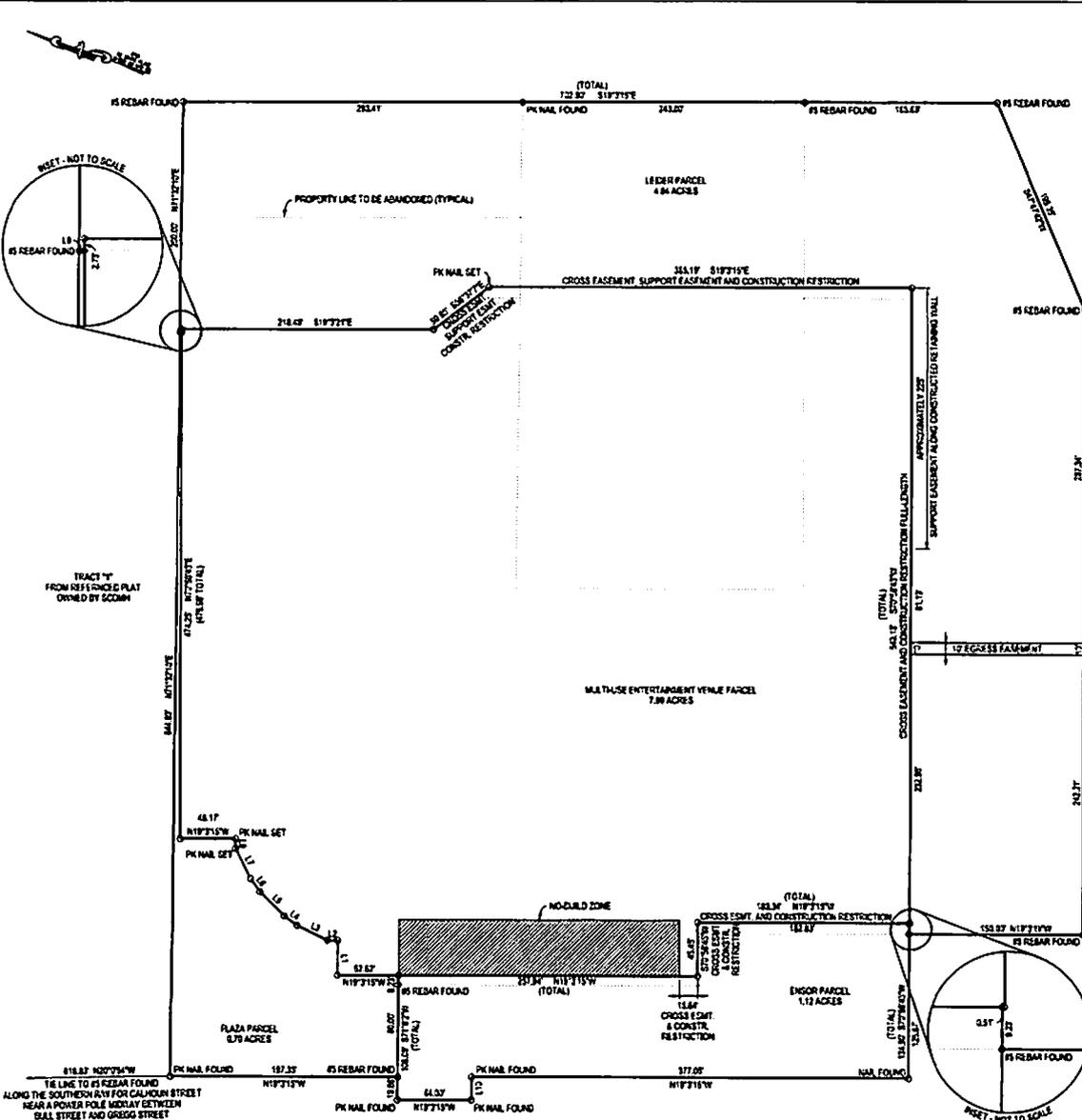
Final Reading: 12/16/2014

Exhibit A
LEGAL DESCRIPTION

MULTI-USE ENTERTAINMENT VENUE PARCEL – 7.99 ACRES:

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, shown as MULTI-USE ENTERTAINMENT VENUE PARCEL 7.99 Acres on a Subdivision Plat prepared for Bull Street Development, LLC, by Jeffrey W. Poole, PLS NO. 18267, Davis & Floyd. Said property being described as follows:

Commencing at a #5 Rebar Found in the Northwest Quadrant of the Calhoun Street and Gregg Street intersection at the edge of the sidewalk and a natural gas substation, thence running N 48°28'59" W for a distance of 992.07 feet to a #5 Rebar Found, thence turning and running S 70°56'45" W for a distance of 539.55 feet to a #5 Rebar Found, thence turning and running N 19°3'15" W for a distance of 150.00 feet to a #5 Rebar Found, thence turning and running N 70°56'45" E for a distance of 9.23 feet to the Point of Beginning which is a #5 Rebar Set at the Southernmost corner of the within property, thence turning and running N 19°3'15" W along Ensor Parcel, 1.12 Acres, for a distance of 183.34 feet to a #5 Rebar Set, along said line is a Cross Easement and Construction Restriction, thence turning and running S 70°56'45" W along Ensor Parcel, 1.12 Acres, for a distance of 45.45 feet to a #5 Rebar Set, along said line is a Cross Easement and Construction Easement, thence turning and running N 19°3'15" W along Ensor Parcel, 1.12 Acres, for a distance of 257.94 feet to a #5 Rebar Set, along first 15.64 feet of said line is a Cross Easement and Construction Restriction and along the remaining 242.30 feet there is a No Build Zone above structures in the approved Multi-Use Venue Plans, thence continuing N 19°3'15" W along Plaza Parcel, 0.70 Acres, for a distance of 52.62 feet to a #5 Rebar Set, thence turning and running N 70°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 30.27 feet to a #5 Rebar Set, thence turning and running N 19°3'15" W along Plaza Parcel, 0.70 Acres, for a distance of 9.43 feet to a #5 Rebar Set, thence turning and running N 7°18'2" E along Plaza Parcel, 0.70 Acres, for a distance of 29.39 feet to a #5 Rebar Set, thence turning and running N 16°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 13.78 feet to a #5 Rebar Set, thence turning and running N 25°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 29.58 feet to a #5 Rebar Set, thence turning and running N 34°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 13.78 feet to a #5 Rebar Set, thence turning and running N 44°28'22" E along Plaza Parcel, 0.70 Acres, for a distance of 29.42 feet to a #5 Rebar Set, thence turning and running N 70°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 8.40 feet to a #5 Rebar Set, thence turning and running N 19°3'15" W along Plaza Parcel, 0.70 Acres, for a distance of 48.17 feet to a #5 Rebar Set, thence turning and running N 70°56'45" E along Plaza Parcel, 0.70 Acres, for a distance of 476.98 feet to a #5 Rebar Set, thence turning and running S 19°3'21" E along Lieber Parcel, 4.84 Acres for a distance of 218.49 feet to a #5 Rebar Set, thence turning and running S 56°37'7" E along Plaza Parcel, 0.70 Acres, for a distance of 59.85 feet to a #5 Rebar Set, along said line is a Cross Easement, Support Easement and Construction Restriction, thence turning and running S 19°3'15" E along Plaza Parcel, 0.70 Acres, for a distance of 365.19 feet to a #5 Rebar Set, along said line is a Cross Easement, Support Easement and Construction Restriction, thence turning and running S 70°56'45" W along Plaza Parcel, 0.70 Acres, for a distance of 549.18 feet to a #5 Rebar Set at the Point of Beginning, along full-length of said line is a Cross Easement and Construction Restriction and along that portion of the line where a retaining wall is constructed (approximately the first 225) is a Support Easement.



VICINITY MAP

80' OF EASEMENT
 AT THE INTERSECTION OF BULL STREET
 AND HANCOCK STREET IN THE PREVIOUS PLAT
 AT THE CORNER OF COLUMBIA AND GAS SUBSTATION

TRACT Y
 FROM REFERENCED PLAT
 OWNED BY SCOMM

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N7°-28'15"E	32.37
L2	N17°31'57"W	14.87
L3	N0°-14'17"E	25.37
L4	N1°36'45"E	13.79
L5	N2°38'49"E	28.36
L6	N0°17'04"E	13.79
L7	N4°23'22"E	26.42
L8	N10°38'43"E	6.47
L9	N17°12'17"W	11.15
L10	S71°42'17"W	18.89

REFERENCES:

- 1.) PLAT PREPARED FOR SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH BY COX AND DORRANCE, INC. DATED DECEMBER 2, 2003.
- 2.) SUBDIVISION PLAT PREPARED FOR BULL STREET DEVELOPMENT, LLC BY DAVIS & FLOYD, INC. LAST REVISED 1994-14 AND RECORDED IN PLAT BOOK 1578 - 272.

NOTES:

- 1.) ACCORDING TO FEMA FIRM MAP PANEL NUMBER 450700000 H LAST REVISED FEBRUARY 20, 2002 THIS PROPERTY LIES TOTALLY OUTSIDE THE 100-YEAR FLOOD ZONE IN ZONE X.
- 2.) THIS PLAT WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD. A TITLE SEARCH WAS NOT PERFORMED OR PROVIDED AS PART OF THIS SURVEY.
- 3.) THIS PROPERTY LIES TOTALLY WITHIN THE CITY LIMITS OF COLUMBIA, S.C.
- 4.) ALL PROPERTY CORNERS ARE AS REBAR SET UNLESS OTHERWISE NOTED.
- 5.) DISTANCES AS SHOWN ARE BASED ON GROUND DISTANCES AND BEARINGS AS SHOWN ARE REFERENCE TO DE GRD NORTH (NAD 83/211).
- 6.) FOR PROPERTY LINES DEMONSTRATED WITH A CROSS EASEMENT, EGRESS EASEMENT AND/OR CONSTRUCTION RESTRICTION, THE EASEMENT RUNS FOR THE FULL-LENGTH OF THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SUBDIVISION PLAT
 R11501-01-03 THRU 08

PREPARED FOR
BULL STREET DEVELOPMENT, LLC

CITY OF COLUMBIA
 RICHLAND COUNTY, SOUTH CAROLINA

DAVIS & FLOYD Engineering
 Architecture
 Environmental & Laboratory Services
 1500 W. BROADWAY
 COLUMBIA, SC 29201-3000
 TEL: 803-733-1100 FAX: 803-733-1101
 WWW.DAVISANDFLOYD.COM

SCALE: 1" = 80'

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD HANDBOOK FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN."



PLAT NO.	DATE	APPROVED BY	DATE

JEFFREY W. POOLE PLS NO. 8257 864-229-510