

ORDINANCE NO. 2004-007

Annexing 36.31 +/- acres, Ulmer Road at Rawlinson Road,
Richland County TMS #19214-03-03, 04, 12 and 13

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) per cent of the property owners of the within described property under the provisions of South Carolina Code Ann. Section 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 5th day of February, 2004, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned RS-3.

ORIGINAL
STAMPED IN REC

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 19214-03-03, 04, 12 and 13

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

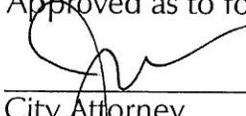
Requested by:


MAYOR

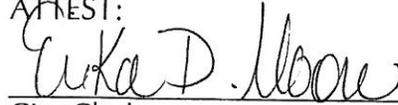
Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 2/18/2004
Final Reading: 2/25/2004

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2004-007

All those certain pieces, parcels or lots 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, being shown and delineated on Richland County Tax Map Sheet 19214, Block 03, Lots 03, 04, 12 and 13. Said parcels having such boundaries and measurements as are shown on said map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM:  Charles P. Austin, Sr., City Manager

DATE: January 2, 2004

TO BE COMPLETED BY
DEVELOPMENT DIRECTOR:
County Zoning:
Proposed City Zoning:
Proposed Use: multi-residential

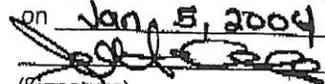
RE: **Property Address:** 36.31 +/- acres, Ulmer Road at Rawlinson Road
Richland County TMS: 19214-03-03, 04, and 13
Owner(s): Ulmer Road Associates, LLC **Current Use:** vacant
Reason for Annexation: Contiguous; water service request **City District:** 4

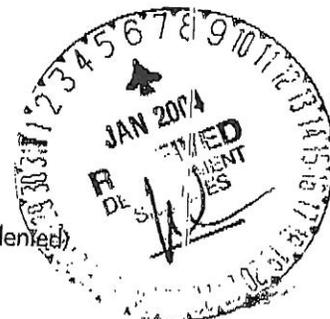
The City Attorney advises that the above referenced property has been offered for annexation. Attached please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to the Planning Department. The Planning Department will compile your comments for City Council consideration.

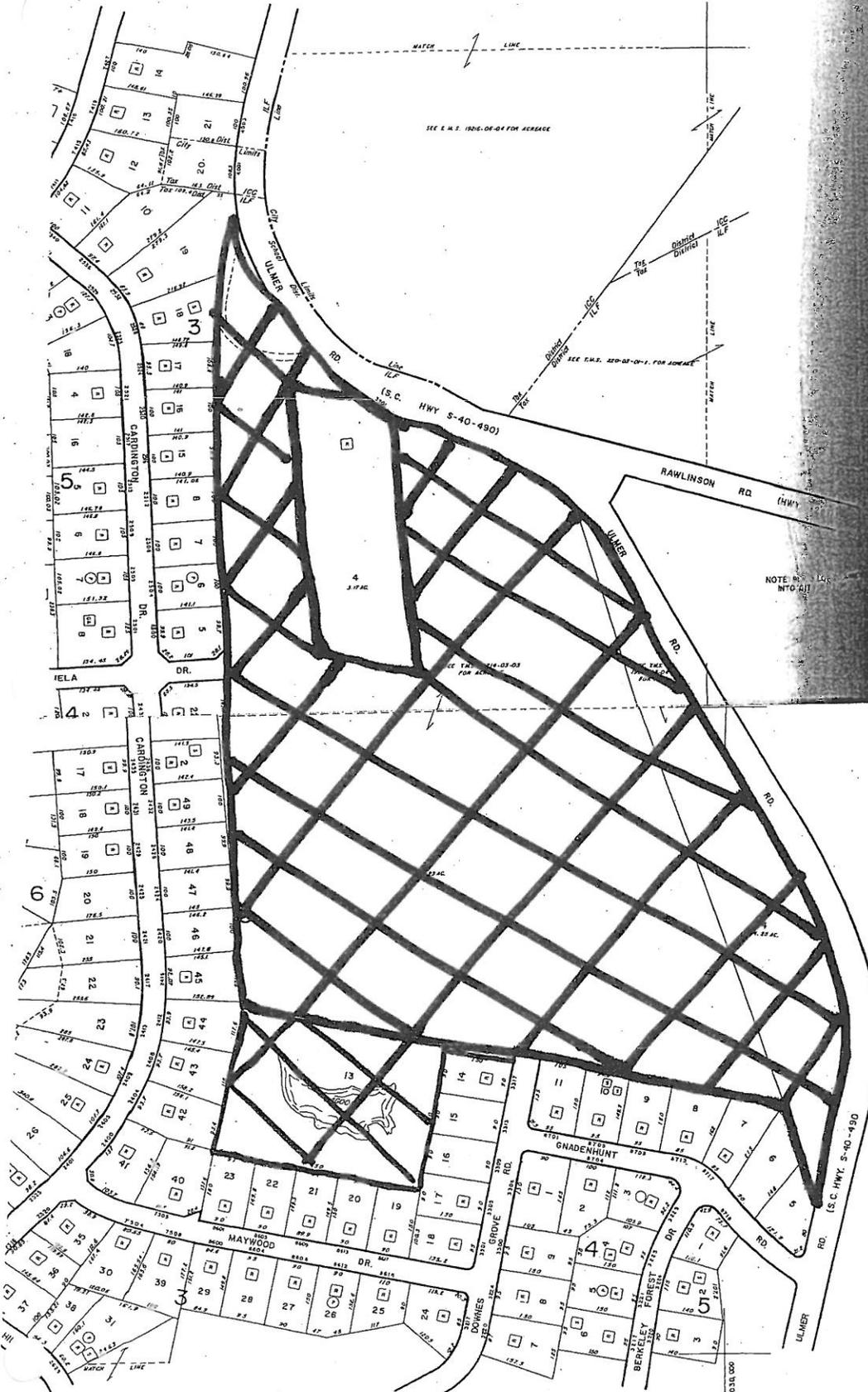
Time is of the essence and you must act promptly with regard to this matter. Planning Department staff will see to it that this matter is placed on the Planning Commission's agenda. Planning Department staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

Attachments

- cc: David Johnson, Engineering Director
 Marc Mylott, Zoning Administrator
 Rick Semon, Community Dev. Admin.
 S. Allison Baker, Parks and Recreation Director
 Janet LaSchuma, Business License Admin.
 Sonya Covington, Water Customer Service
 Nathaniel Land, Deputy Planning Director
 Tawana Shine, Accounting
 Skip Hudson, Community Planner
 James Johnson, Utilities
 Howard Boyd, Engineering
 Mamie Gibbs, Engineering
 Carolyn Wilson, Police Planning & Research Analyst
 Wendy Brawn, South Carolina Electric & Gas
 Marlin C. Henderson, Richland County Solid Waste Collection
 Alfreda Tindall, Richland County 911 Addressing Coordinator
- John Dooley, Utilities Director
 Cathy Alexander, Finance Director
 Donny Phipps, Building Official
 Missy Smith, Public Services Director
 J.R. Swisher, Acting Chief of Police
 Judy Spell, 911 Communications
 John Jansen, Fire Chief
 Ted Morgan, Water Distribution
 Denny Daniels, Engineering
 John Reich, Fire Department
 Tony Westmoreland, Engineering
 Lloyd Brown, Water Distribution

Planning Commission Zoning Recommendation: RS-3 (zoning classification) approved denied
 on Jan 5, 2004 (date)

 (Signature)





1455

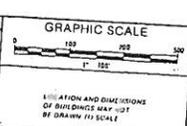
50
1905
4.35 AC
1904

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



THIS MAP IS PROVIDED BY THE RICHLAND COUNTY ENGINEERING DIVISION. THE RICHLAND COUNTY ENGINEERING DIVISION IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN ON THIS MAP.

MAP KEY		
192-11	192-15	220-02
192-10	192-14	220-01
192-09	192-13	219-04



PROPERTY TAX MAP
SHEET NO.
19214
SCHOOL DISTRICT
ILF

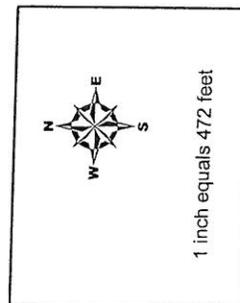
CITY OF COLUMBIA

Address: 37.1 +/- acres
Ulmer Road at
Rawlinson Road
TMS: 19214-03-03, 04, 12 and 13

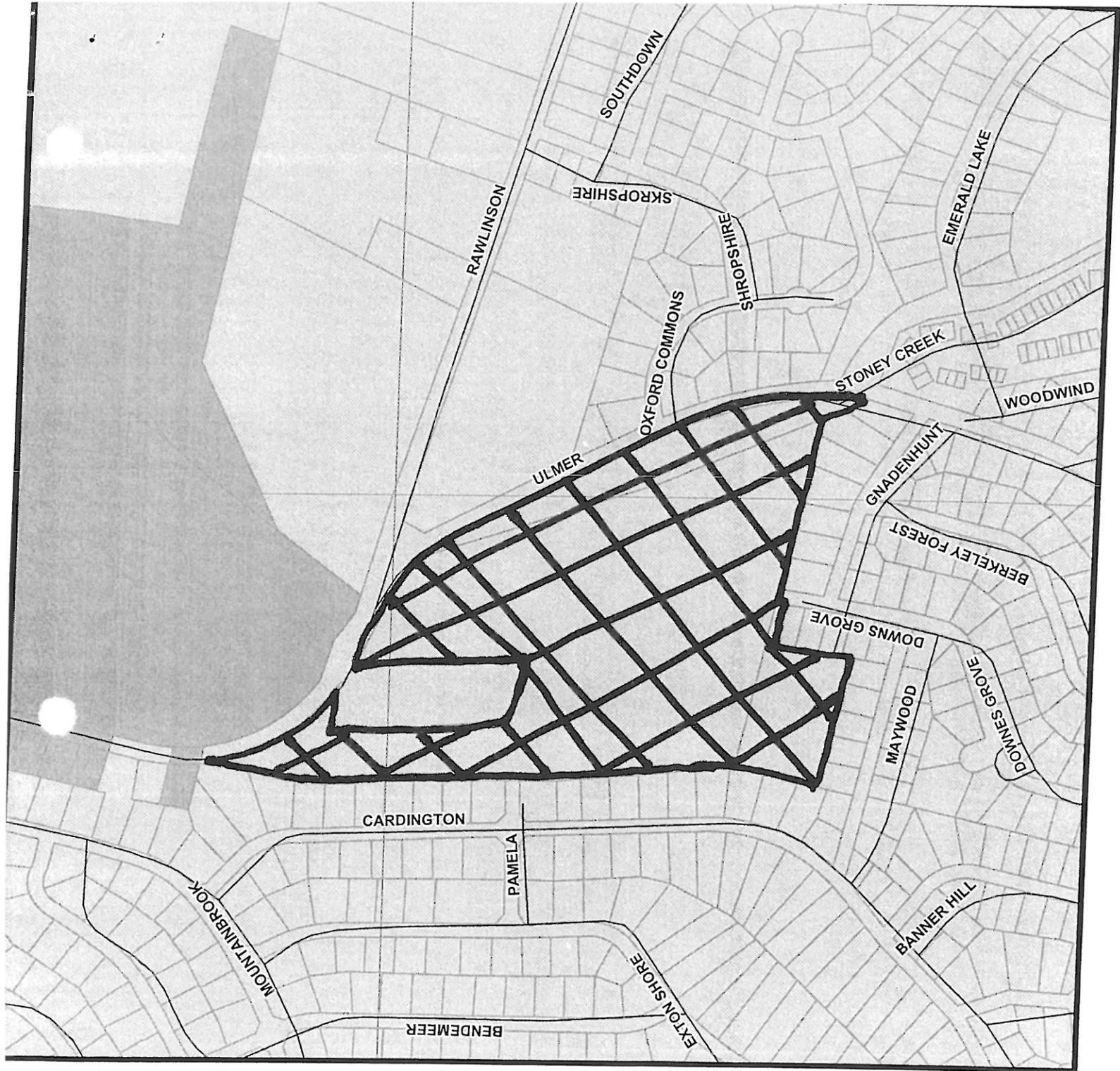
Use of Property: multi-residential

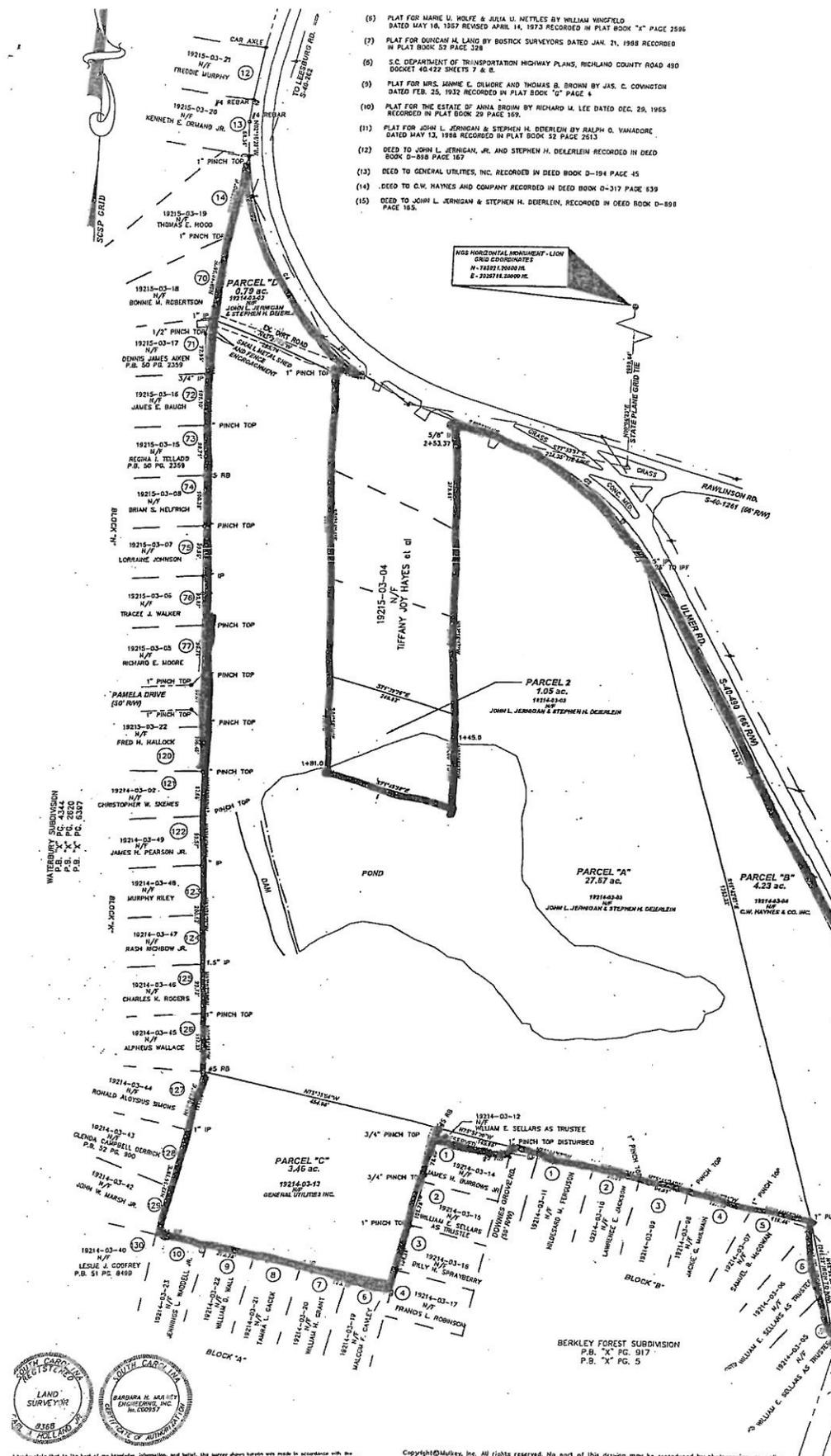
Purpose of Annexation: water

Council District: 4



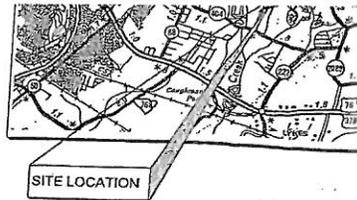
City of Columbia - Department of Engineering
Data represented on this map or plan is the
product of compilation, as produced by others.
It is provided for informational purposes only
and the City of Columbia makes no
representation as to its accuracy. Its use
without field verification is at the sole risk
of the user.





- (6) PLAT FOR MARIE U. WOLFE & JULIA U. NETTLES BY WILLIAM WINFIELD DATED MAY 16, 1937 REVISED APRIL 14, 1973 RECORDED IN PLAT BOOK "X" PAGE 2596
- (7) PLAT FOR DUNCAN H. LANG BY BOSTICK SURVEYORS DATED JAN. 21, 1998 RECORDED IN PLAT BOOK 52 PAGE 328
- (8) S.C. DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS, RICHLAND COUNTY ROAD 490 DOCKET 40-422 SHEETS 7 & 8.
- (9) PLAT FOR MRS. WANNIE E. CALHORE AND THOMAS B. BROWN BY JAS. C. CONINGTON DATED FEB. 25, 1932 RECORDED IN PLAT BOOK "G" PAGE 4
- (10) PLAT FOR THE ESTATE OF ANNA BROWN BY RICHARD U. LEE DATED DEC. 29, 1965 RECORDED IN PLAT BOOK 29 PAGE 169.
- (11) PLAT FOR JOHN L. JERNIGAN & STEPHEN H. DEERLEIN BY RALPH O. VANADORE DATED MAY 13, 1988 RECORDED IN PLAT BOOK 52 PAGE 2513
- (12) DEED TO JOHN L. JERNIGAN, JR. AND STEPHEN H. DEERLEIN RECORDED IN DEED BOOK D-898 PAGE 167
- (13) DEED TO GENERAL UTILITIES, INC. RECORDED IN DEED BOOK D-194 PAGE 45
- (14) DEED TO C.W. HAYNES AND COMPANY RECORDED IN DEED BOOK D-317 PAGE 639
- (15) DEED TO JOHN L. JERNIGAN & STEPHEN H. DEERLEIN, RECORDED IN DEED BOOK D-898 PAGE 165.

NAD 83 HORIZONTAL ADJUSTMENT - LION GRID COORDINATES
 N = 18251.00000 M
 E = 202378.50000 M



Miscellaneous Notes

- GENERAL NOTES:
- (1) All distances are Horizontal Ground unless otherwise noted.
 - (2) All areas computed by Coordinate Geometry Method unless otherwise noted.
 - (3) Vertical Datum: NAVD 88
 - (4) Horizontal Datum: Local Ground System
 - (5) Mulvey, Inc. has made no investigation or independent search for agreements of restrictive covenants, ownership life events, or any other facts that are accurate and may disclose. This survey was made without the benefit of a Title Report.

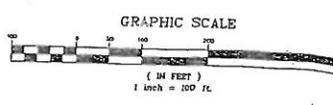
FLOOD NOTE: This property is in Flood Zone "X" of the Flood Insurance Rate Map Community Map # 40222C Parcel numbers 07772 and 17922 of reel located in a special Flood Hazard Area. No flood surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SYMBOL LEGEND

- IRON PIN SET (FS REBAR)
- IRON PIN FOUND
- RAILROAD SPIKE
- TELEPHONE PEDESTAL
- POWER POLE
- CITY WIRE
- FIRE HYDRANT
- WATER VALVE
- CALCULATED P.T.
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EMERGING R/W
- WETLANDS
- ADJONER P/L

LINE	BEARING	LEN
L1	S22°09'38"W	333.22'±
L3	S33°22'32"W	333.22'±
L4	N82°37'04"W	333.22'±

CURVE	RADIUS	CHORD	CHORD BEARING
C1	443.41	148.00'±	S44°00'00"W
C2	121.38	105.55'±	S66°00'00"W
C4	597.93	519.91'±	S10°00'00"W



I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the highest standards known to me in the practice of land surveying in South Carolina, and I accept the responsibility for a "Class A" survey as defined in the State Surveying Act, and I am not aware of any other surveys or encroachments on this site.

Barbara H. Arletty
 Registered Professional Land Surveyor No. 2768, State of South Carolina

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<p>DATE: 10-01-02 TIME: 1:01 P DRAWN BY: JH CHECKED BY: JH</p>	<p>PLAT PREPARED FOR ULMER ROAD ASSOCIATES, LLC.</p> <p>LOCATED NEAR THE CITY OF COLUMBIA RICHLAND COUNTY, SOUTH CAROLINA</p>	<p>TOTAL AREA SHOW 37.10 ACRES</p>
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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 those certain pieces, parcels or lots 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 delineated on Richland County Tax Map Sheet 19214, Block 03, Lots 03, 04, 13 and 14. Said parcels having such boundaries and measurements as are shown on said tax map sheets.

Richland County TMS: 19214-03-03, 04, 12 and 13

Property Address: 37.10 +/- acres
Ulmer Road at Rawlinson Road
[Parcel A (27.57 acres); Parcel D
(0.79 acre); Parcel 2 (1.05 acre);
Parcel C (3.46 acres); Parcel B
(4.23 acres)]

Columbia, SC 29209

ULMER ROAD ASSOCIATES, LLC.

BY: J. Allen Shumaker
J. ALLEN SHUMAKER

ITS: PRESIDENT

Date: JAN 10, 2004

