

ORDINANCE NO.: 2006-005

*Granting encroachment to Capitol Places V, LLC
for installation and maintenance of concrete footings at 1520-1526 Main Street*

WHEREAS, Capital Places V, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area adjacent to its building at 1520-1526 Main Street for construction and maintenance of concrete footings to project approximately three and one-half (3.5') feet into the right of way; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 8th day of March, 2006, that Grantee, its successors and assigns, is hereby granted the right to use a portion of the right of way area adjacent to its building at 1520-1526 Main Street for construction and maintenance of concrete footings to project approximately three and one-half (3.5') feet into the right of way area.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, its successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, its successors and assigns.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall

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at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:



MAYOR

Approved by:



City Manager

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Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 3/1/2006

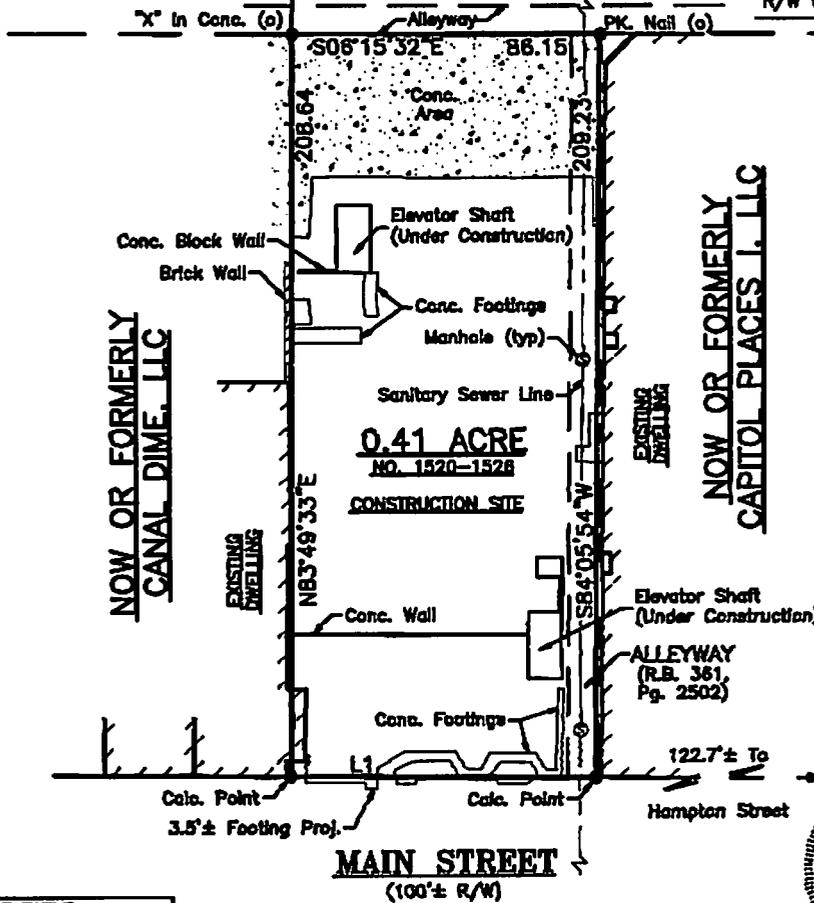
Final Reading: 3/8/2006

**NOW OR FORMERLY
STEVEN A. LARABEE &
BRENDA K. LARABEE**

**NOW OR FORMERLY
SOUTH CAROLINA
BAPTIST HOSPITAL**



NOTE:
Alleyway Extends To &
Terminates At Northern
R/W Of Hampton Street.



**NOW OR FORMERLY
CANAL DIME, LLC**

**NOW OR FORMERLY
CAPITOL PLACES I, LLC**

**0.41 ACRE
NO. 1520-1528
CONSTRUCTION SITE**



LINE TABLE		
LINE	LENGTH	BEARING
L1	85.16	N08°51'84"W

PLAT PREPARED FOR:

CAPITOL PLACES V, LLC
RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

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.

DATE: DECEMBER 29, 2005

PROJECT NO.: F12043



TOTAL AREA = 0.41 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

CHARLES L. LUCAS, P.L.S. NO. 23567

REFERENCE:

1. RECORD BOOK 381, PAGE 2485.
2. RECORD BOOK 381, PAGE 2502.
3. PLAT PREPARED FOR CANAL DIME, LLC & CARTER PROPERTIES, INC., BY BAXTER LAND SURVEYING CO., INC., DATED MARCH 18, 2004 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 916, PAGE 2888.

NOTES:

1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
3. NO FLOOD ZONE INSPECTION AT THIS TIME.

INMAN LAND SURVEYING COMPANY, INC.

2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798



Matter No.: 2000002
Attorney: S.M.S.P.A.
Date In: 1/10/06
File No.: 0000-005
Date Out: 1/20/06