

ORDINANCE NO. 2010-126

ORIGINAL
STAMPED IN RED

Annexing 1010 Wildewood Centre Drive, 1020 Wildewood Centre Drive,
1024 Wildewood Centre Drive, 1028 Wildewood Centre Drive, 1030 Wildewood Centre Drive,
1034 Wildewood Centre Drive, 1038 Wildewood Centre Drive, 1040 Wildewood Centre Drive,
1044 Wildewood Centre Drive and 1048 Wildewood Centre Drive, Richland County
TMS #25608-10-35, #25608-10-36, #25608-10-37, #25608-10-38; #25608-10-39,
#25608-10-40, #25608-10-41, #25608-10-42, #25608-10-43 and #25608-10-44

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 6th day
of October, 2010, that the property described herein is hereby annexed to and becomes part of the City
of Columbia effective immediately. This property shall be zoned C-3 and apportioned to City Council
District 4, Census Tract 114.08.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25608-10-35, 25608-10-36, 25608-10-37, 25608-10-38;
25608-10-39, 25608-10-40, 25608-10-41, 25608-10-42,
25608-10-43 and 25608-10-44

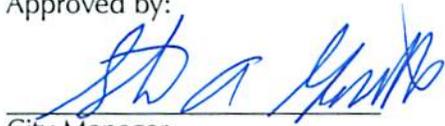
Also included in the territory hereby annexed are all contiguous portions of all public rights of way,
streets and highways.

Requested by:

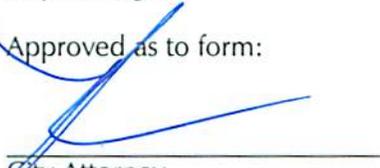
Planning and Development Services


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 9/15/2010
Final Reading: 10/6/2010

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2010-126

All those certain Units known and designated as Buildings A, B, C, D, E, F, G, H, J and K in THE OFFICES AT WILDEWOOD EXECUTIVE PLAZA, HORIZONTAL PROPERTY REGIME, a horizontal property regime established by Chrome, Inc. pursuant to South Carolina Horizontal Property Regime Act, Section 57-494, et seq. 1962, South Carolina Code of Laws as amended, and submitted by Master Deed dated August 10, 2005, recorded in the Office of the Register of Deeds for Richland County in Record Book R1104 at page 1603.

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located on the western side of Wildewood Centre Drive, near the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as Lot One (1) containing 0.637 acres on a plat prepared for Chrome, Inc. by United Design Services, dated June 10, 2004, recorded in the Office of the ROD for Richland County, SC, in Plat Book 965 at page 3315; and being bounded according to said plat as follows: On the East by Wildewood Centre Drive in a curved line for a distance of One Hundred Thirty Nine and 70/100 (139.70') feet; on the South by Lot 2A as shown on said plat for a distance of One Hundred Seven and 6/100 (107.06') feet; on the West by Lots 1 and 2 of Section VII Block BJ Wildewood Subdivision whereon it measures in three (3) segments for a combined distance of One Hundred Seventy-five and 54/100 (175.4') feet; on the Northwest by property now or formerly of Sparkleberry Lane Apartments Intermark Associates V, LLC for a distance of One Hundred Sixteen and 84/100 (116.84') feet; and on the Northeast by property now or formerly of Piggie Park Enterprises, Inc. for a distance of One Hundred Twenty Three and 97/100 (123.97') feet; all measurements being a little more or less. Reference being craved to the afore referenced plat for a more complete and accurate legal description.

ALSO: All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 2 located on the northwestern side of Wildewood Centre Drive, on a plat prepared for Clemson Road Land Company, LLC by United Design Services, dated June 18, 1997, last revised July 23, 1997, recorded in the Office of the ROD for Richland County, SC, in Plat Book 56 at page 9666, LESS AND EXCEPTING therefrom LOT 2A containing approximately 0.330 Acres, (14359 SF) as shown on a plat prepared for Clemson Road Land Company, LLC by United Design Services, dated May 8, 2003, recorded in the Office of the ROD for Richland County, SC, in Plat Book 821 at page 3524, Lot 2A having been previously conveyed to Chrome, Inc. by deed of Clemson Road Land Company, LLC dated July 3, 2003, and recorded July 16, 2003, in Record Book 821 at Page 3522.

ALSO: All those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot Three (3), containing approximately One and One Hundred Ninety-Six/Thousandths (1.196) Acres and Lot Four (4), containing approximately One Hundred and Four Hundred Thirty-Eight Thousandths (1.438) Acres, situate on the northwestern side of Wildewood Centre Drive, on a plat prepared for Clemson Road Land Company, LLC by United Design Services, dated June 18, 1997, last revised July 23, 1997, recorded in the Office of the ROD for Richland County, SC, in Plat Book 56 at page 9666; and having the boundaries and measurements as shown on the said plat, reference being craved thereto as often as necessary for a more complete and accurate legal description.

ALSO: All those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, South Carolina, being shown and designated as Lot 2A on a plat prepared for Clemson Road Land Company, LLC by United Design Services, Inc. dated May 8, 2003, and recorded in the Office of the ROD for Richland County in Record Book 821 at Page 3524. Reference is hereby craved to said plat for a more complete and accurate description.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, City Manager

DATE: June 17, 2010

RE: **Property Address:** 1010, 1020, 1024, 1028, 1030, 1034, 1038, 1040, 1044, and 1048
Wildewood Centre Drive
Richland County TMS: 25608-10-35, 25608-10-36, 25608-10-37, 25608-10-38, 25608-10-39, 25608-10-40, 25608-10-41, 25608-10-42, 25608-10-43, and 25608-10-44
Owner(s): Chrome Properties, LLC
Current Use: commercial offices **Current County Zoning:** GC
Proposed Use: commercial offices **Proposed City Zoning:** C-3
Reason for Annexation: Contiguous, primary area, covenants
City Council District: 4 **Census Tract:** 114.08

The Planning & Development Services 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 Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services 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.

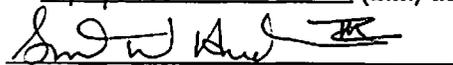
/swh

Attachments

cc: John Dooley, Engineering & Utilities Director
Marc Mylott, Planning & Development Services
Tony Lawton, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Business License Admin.
Water Customer Service
Ken Gaines, City Attorney
Accounting
S. W. Hudson, Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Carolyn Wilson, Police Planning & Research
Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

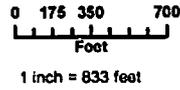
Joe Jaco, City Engineer
Finance Director
Jerry Thompson, Building Official
Missy Gentry, Public Services Director
Carl Burke, Interim Chief of Police
911 Communications
Aubrey Jenkins, Interim Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshal
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: C-3 (Zoning classification)
5-0 (Approved/Denied)
on 7/12/2010 (mm/dd/yyyy)

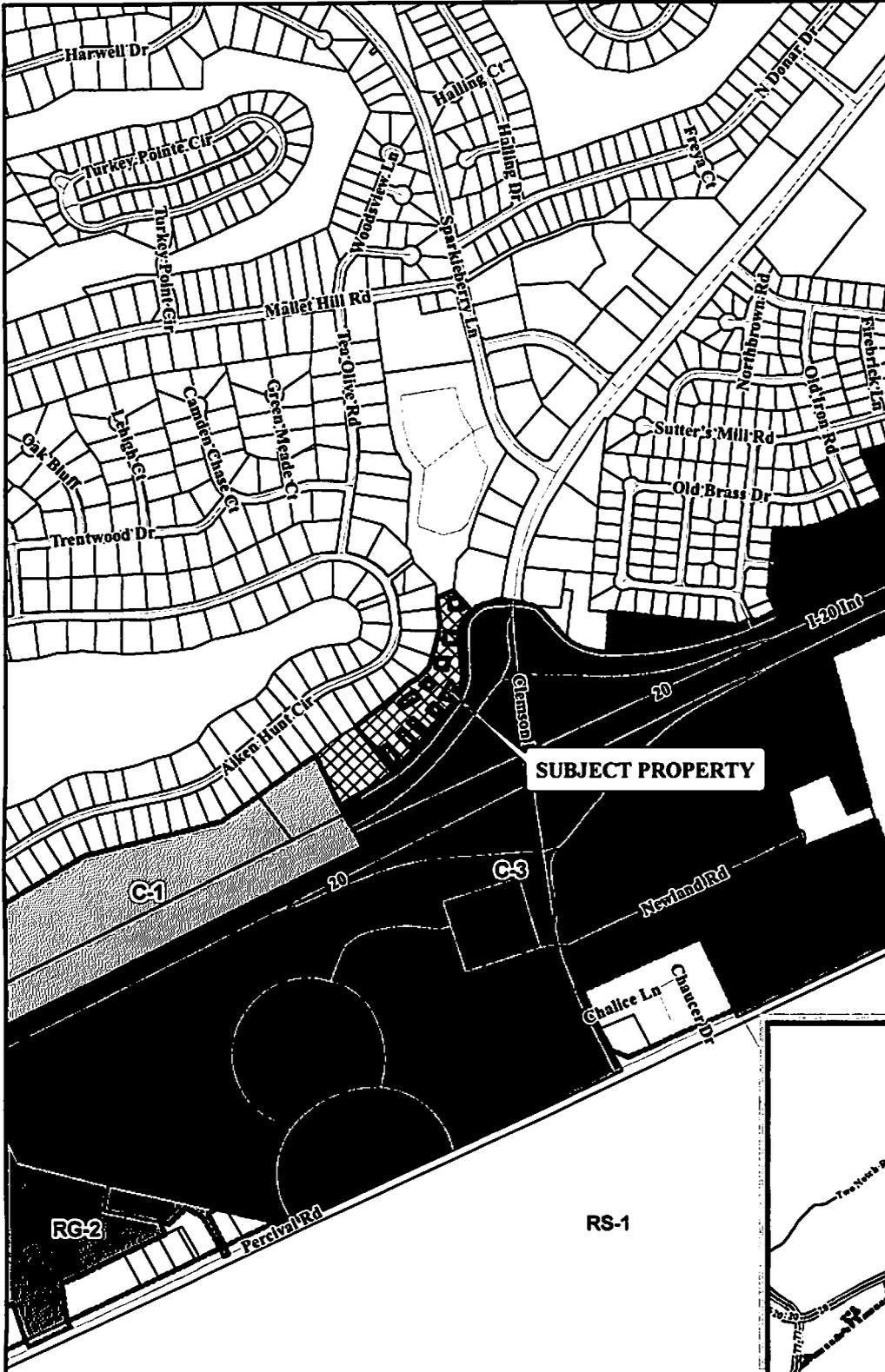

(Signature)

ANNEXATION

1010-1048 WILDEWOOD CENTRE DR
Zoned: C-3



Planning & Development Services



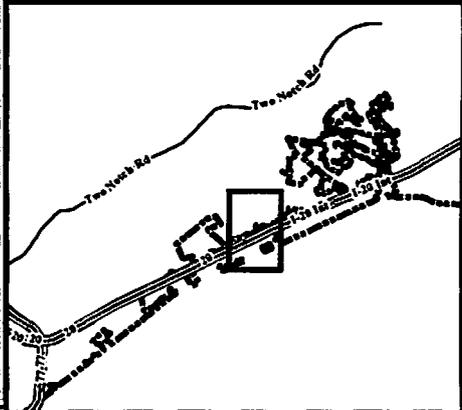
LEGEND

- Railroads
- STREETS
- COLUMBIA CITY LIMITS
- PARCELS
- OTHER MUNICIPALITIES
- ZONING**
- C-1
- C-2
- C-3
- C-4
- C-5
- D-1
- M-1
- M-2
- MX-1
- MX-2
- OUT OF CITY
- PUD-C
- PUD-LS
- PUD-LS-E
- PUD-LS-R
- PUD-R
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- UTD
- PENDING ANNEXATIONS

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 S. W. Hudson, III
 Planning & Development Services
 June 17, 2010

REVISION NUMBER/DATE:

DISCLAIMER:
 The City of Columbia Department of Engineering and Development Services Department 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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

EXHIBIT A

All those certain Units known and designated as Buildings A, B, C, D, E, F, G, H, J and K in THE OFFICES AT WILDEWOOD EXECUTIVE PLAZA, HORIZONTAL PROPERTY REGIME, a horizontal property regime established by Chrome, Inc. pursuant to South Carolina Horizontal Property Regime Act, Section 57-494, et seq. 1962, South Carolina Code of Laws as amended, and submitted by Master Deed dated August 10, 2005, recorded in the Office of the Register of Deeds for Richland County in Record Book R1104 at page 1603.

The units are conveyed together with an undivided percentage in common areas and facilities of the property described in the said Master Deed attributable to the Units.

Together with and subject to easements and restrictions contained in the said Master Deed, which are hereby incorporated by reference.

TOGETHER WITH ALL OF GRANTOR'S interest in the following property:

All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being located on the western side of Wildewood Centre Drive, near the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as Lot One (1) containing 0.637 acres on a plat prepared for Chrome, Inc. by United Design Services, dated June 10, 2004, recorded in the Office of the ROD for Richland County, SC, in Plat Book 965 at page 3315; and being bounded according to said plat as follows: On the East by Wildewood Centre Drive in a curved line for a distance of One Hundred Thirty Nine and 70/100 (139.70') feet; on the South by Lot 2A as shown on said plat for a distance of One Hundred Seven and 6/100 (107.06') feet; on the West by Lots 1 and 2 of Section VII Block BJ Wildewood Subdivision whereon it measures in three (3) segments for a combined distance of One Hundred Seventy-five and 54/100 (175.4') feet; on the Northwest by property now or formerly of Sparkleberry Lane Apartments Intermark Associates V, LLC for a distance of One Hundred Sixteen and 84/100 (116.84') feet; and on the Northeast by property now or formerly of Piggie Park Enterprises, Inc. for a distance of One Hundred Twenty Three and 97/100 (123.97') feet; all measurements being a little more or less. Reference being craved to the afore referenced plat for a more complete and accurate legal description.

SUBJECT TO a permanent appurtenant right-of-way and easement, reserved by Clemson Road Land Company, LLC, for itself and its successors and assigns, for commercial purposes extending from Wildewood Centre Drive, across all driveways, parking areas, and thoroughfares (whether now existing or hereafter created) located on said Lot 1, for the purpose of ingress and egress across said Lot 1 to and from property now or formerly of Intermark Associates V, LLC designated by Richland County Tax Map Number 25608-10-29 (the "Benefitted Property". Said easement shall run with title to said Lot 1 for the benefit of the Benefitted Property.

ALSO: All that certain piece, parcel, or lot of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the

County of Richland, State of South Carolina, being shown and designated as Lot 2 located on the northwestern side of Wildewood Centre Drive, on a plat prepared for Clemson Road Land Company, LLC by United Design Services, dated June 18, 1997, last revised July 23, 1997, recorded in the Office of the ROD for Richland County, SC, in Plat Book 56 at page 9666, LESS AND EXCEPTING therefrom LOT 2A containing approximately 0.330 Acres, (14359 SF) as shown on a plat prepared for Clemson Road Land Company, LLC by United Design Services, dated May 8, 2003, recorded in the Office of the ROD for Richland County, SC, in Plat Book 821 at page 3524, Lot 2A having been previously conveyed to Chrome, Inc. by deed of Clemson Road Land Company, LLC dated July 3, 2003, and recorded July 16, 2003, in Record Book 821 at Page 3522.

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DERIVATION: This being the identical property conveyed to Chrome, Inc. by deeds of Clemson Road Land Company, LLC dated July 3, 2003, and recorded July 16, 2003, in Record Book 821 at Page 3522; dated March 9, 2004 and recorded March 9, 2004, in Book 910 at page 3623; and by Deed dated December 30, 2004, and recorded December 31, 2004, in Book 1011 at page 1866; and by Corrective Deed of Clemson Road Land Company, LLC dated December 30, 2004, and recorded December 31, 2004, in Book 1011 at page 1869.

TMS: 25607-01-03, 25608-10-12, 25608-10-13, 25608-10-33 and 25608-10-34