

**RESOLUTION R-2002-001**

*For Condemnation - Storm Drainage from Craven Street to North Main Street  
CIP Project #SD58-9/0*

WHEREAS, it is necessary for the City of Columbia (also hereinafter referred to as "the City") to acquire an easement across the property described herein for the purpose of construction, operation and maintenance of a storm drain; and,

WHEREAS, the owners of the subject property and City right of way staff have been unable to reach an agreement to acquire the necessary easement; NOW, THEREFORE,

BE IT RESOLVED this 30th day of January, 2002, that the City of Columbia condemn the following:

ORIGINAL  
STAMPED IN RED

Owner	Description	Right of Way Area	Appraised Value
Steven G. Stephens	TMS #11604-06-06	10' and 5"	\$4,350.00
	TMS #11604-06-07	15' and 10'	\$2,800.00
	TMS #11604-06-11	15'	\$ 700.00

The rights-of-way to be located as shown on drawings prepared by Power Engineering Company, Inc. for the City of Columbia, South Carolina, project #SD58-9/0, drawings 4, 5 and 6 of 8 dated November 1, 2000, and being on file in the Department of Engineering under file reference #250-120. Copy of said drawing being attached hereto and made a part hereof as Exhibit "A."

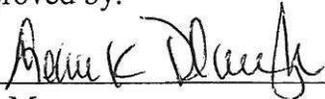
Requested by:

Utilities and Engineering Department



Mayor

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

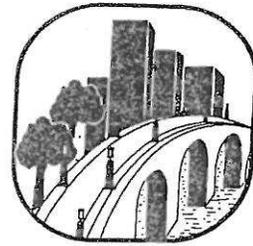
Introduced: 1/30/2002

Final Reading: 1/30/2002

Last Revised: 12/26/2001

# COLUMBIA

A Capital Place To Be



## APPRAISAL OF JUST COMPENSATION PURSUANT TO SECTION 28-2-70, CODES OF LAWS OF SOUTH CAROLINA

**Landowners:** Steve G. Stephens

**Property Description:** In the State of South Carolina, County of Richland and in the City of Columbia, and being further identified as a portion of lot 06, block 06, sheet 11604 of Richland County tax maps, prepared by the office of the Richland County Tax Assessor, last revised December, 1987.

**Interest to be acquired by City of Columbia:** A permanent storm drain easement, ten (10) feet in width; said easement beginning at the western property corner of said lot 06 and extending therefrom in a northeasterly direction, parallel to and adjoining the southeastern right-of-way of North Main Street, for a distance of fifty (50) feet to abut the northern property corner; thence terminating. Be all measurements a little more or less.

ALSO, a permanent storm drain easement, five (5) feet in width; the centerline of said easement beginning at a point two and five tenths (2.5) feet northeast of the southwestern property line and one hundred seventeen (117) feet southeast of the northwesternmost property line and extending therefrom in a northwesterly direction for a distance of one hundred seven (107) feet to abut the aforementioned easement; thence terminating. Be all measurements a little more or less.

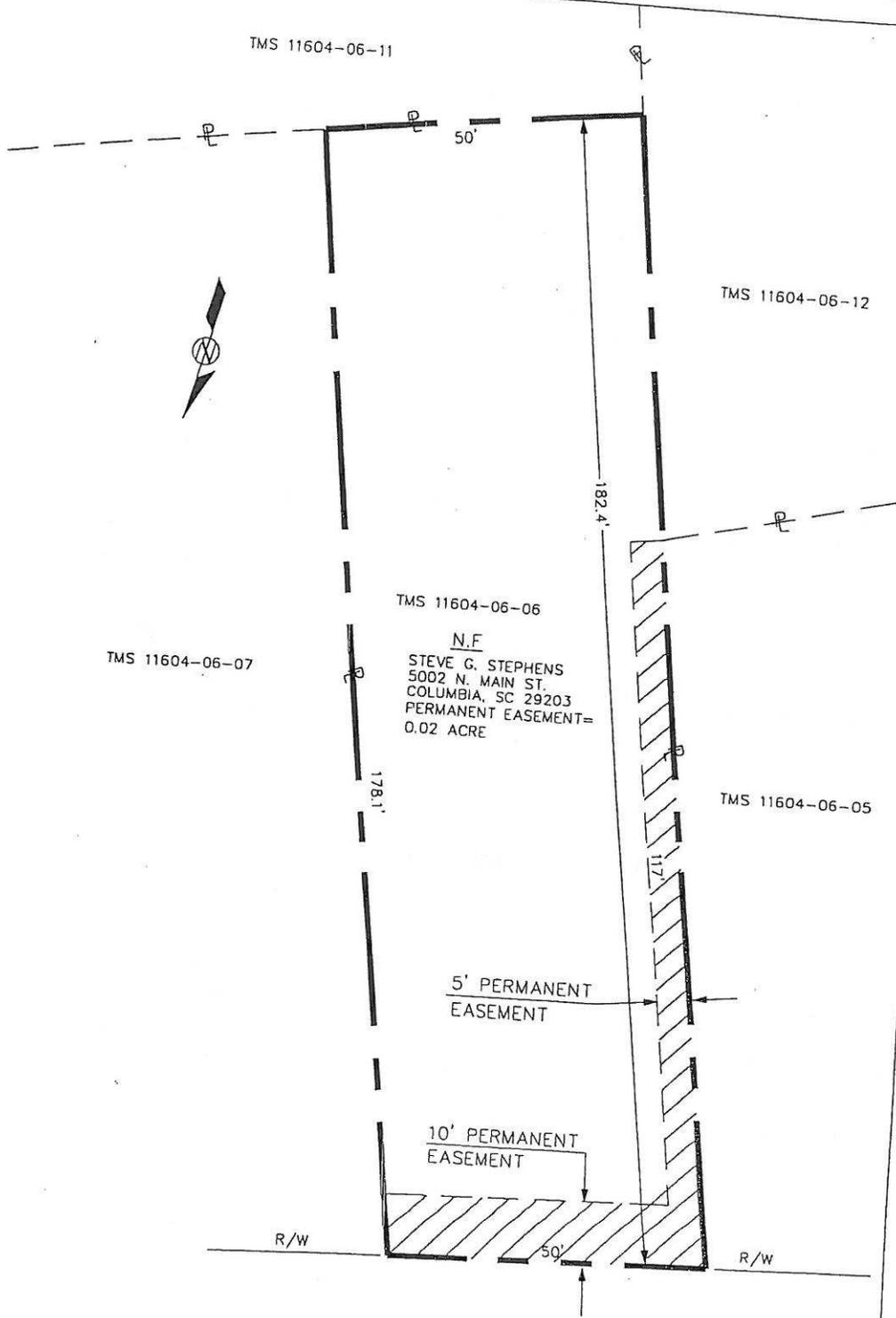
This easement is more clearly delineated on a plat of easement to be obtained for proposed storm drain from Craven Street to North Main Street; CIP Project #SD58-9/0, drawing 4 of 8, dated November 1, 2000, prepared by the City of Columbia, South Carolina, Department of Engineering, and being on file in the office of the City's Director of Engineering under file reference #250-120.

**Purpose of Acquisition:** Construction, operation and maintenance of a storm drain line.

**Evaluation:** In my opinion, the amount that would constitute just compensation to the Landowner for the taking, after offsetting any benefits, is the sum of Four Thousand Three Hundred Fifty (\$4,350.00) Dollars.

Date: March 7, 2001

Gale Nash  
Staff Appraiser



NORTH MAIN ST.

NOTE:  
 PLAT BASED ON COMPILATIONS ONLY.  
 NO PROPERTY LINE SURVEY PERFORMED.  
 RICHLAND COUNTY TMS 11604  
 L/R 12/87

*David S. Sharpe*  
 DAVID S. SHARPE S.C.E.S. #10509

CITY OF COLUMBIA DEPARTMENT OF ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: N.T.S.	APPROVED BY: <i>H. M. H. H.</i>	DRAWN BY: G.P.P.
DATE: 11/01/00	EASEMENT TO BE OBTAINED FOR PROPOSED STORM DRAIN FROM CRAVEN ST. TO NORTH MAIN ST.	
PROJECT NO.: SD58-9/0	DWG.No. 4 OF 8	

250-120

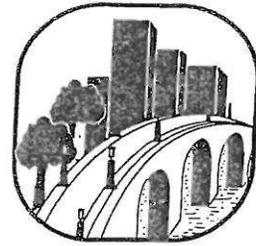
R/W

R/W

R/W

# COLUMBIA

A Capital Place To Be



## APPRAISAL OF JUST COMPENSATION PURSUANT TO SECTION 28-2-70, CODES OF LAWS OF SOUTH CAROLINA

**Landowners:** Steve G. Stephens

**Property Description:** In the State of South Carolina, County of Richland and in the City of Columbia, and being further identified as a portion of lot 07, block 06, sheet 11604 of Richland County tax maps, prepared by the office of the Richland County Tax Assessor, last revised December, 1987.

**Interest to be acquired by City of Columbia:** A permanent storm drain easement, fifteen (15) feet in width; said easement beginning at the easternmost property corner of said lot 07 and extending therefrom in a northwesterly direction, parallel to and adjoining the northeasternmost property line for a distance of one hundred seventy and one tenth (170.1) feet to abut the northernmost property corner; thence terminating. Be all measurements a little more or less.

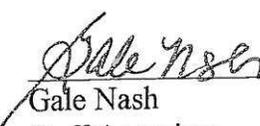
ALSO, a permanent storm drain easement, ten (10) feet in width; said easement beginning at the westernmost property corner of said lot 07 and extending therefrom in a northeasterly direction, parallel to and adjoining the southeastern right-of-way of North Main Street for a distance of forty-two and three tenths (42.3) feet to abut the aforementioned 15' storm drain easement; thence terminating. Be all measurements a little more or less.

This easement is more clearly delineated on a plat of easement to be obtained for proposed storm drain from Craven Street to North Main Street; CIP Project #SD58-9/0, drawing 5 of 8, dated November 1, 2000, prepared by the City of Columbia, South Carolina, Department of Engineering, and being on file in the office of the City's Director of Engineering under file reference #250-120.

**Purpose of Acquisition:** Construction, operation and maintenance of a storm drain line.

**Evaluation:** In my opinion, the amount that would constitute just compensation to the Landowner for the taking, after offsetting any benefits, is the sum of Twenty-Eight Hundred (\$2,800.00) Dollars.

Date: March 7, 2001

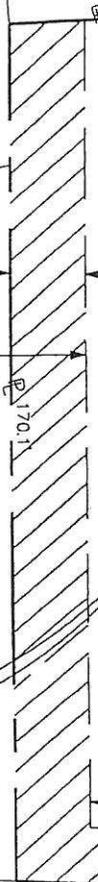
  
Gale Nash  
Staff Appraiser



TMS 11604-06-11

TMS 11604-06-10

15' PERMANENT EASEMENT  
10' TEMPORARY CONSTRUCTION EASEMENT



55.6'

177.5'

TMS 11604-06-06

TMS 11604-06-07  
N.F.  
STEVE G. STEPHENS  
5002 N. MAIN ST.  
COLUMBIA, SC 29203  
PERMANENT EASEMENT=  
0.07 ACRE

10' PERMANENT EASEMENT

42.3'

TMS 11604-06-08

33' R/W

33' R/W

57.3'

NORTH MAIN ST.

33' R/W

33' R/W

NOTE:

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NO PROPERTY LINE SURVEY PERFORMED.  
RICHLAND COUNTY TMS 11604  
L/R 12/87

250-120

CITY OF COLUMBIA  
DEPARTMENT OF ENGINEERING  
COLUMBIA, SOUTH CAROLINA

SCALE: N.T.S.

APPROVED BY:

DATE: 11/01/00

*Handwritten signature*

DRAWN BY:

C.P.P.

*Handwritten signature*  
DAVID S. SHARPE S.C.L.S. #10509

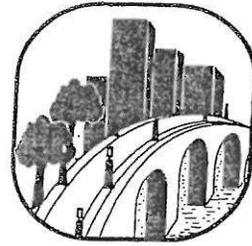
EASEMENT TO BE OBTAINED FOR PROPOSED STORM  
DRAIN FROM CRAVEN ST. TO NORTH MAIN ST.

PROJECT NO.: SD58-9/0

DWG.No. 5 OF 8

# COLUMBIA

A Capital Place To Be



## APPRAISAL OF JUST COMPENSATION PURSUANT TO SECTION 28-2-70, CODES OF LAWS OF SOUTH CAROLINA

**Landowners:** Steve G. Stephens

**Property Description:** In the State of South Carolina, County of Richland and in the City of Columbia, and being further identified as a portion of lot 11, block 06, sheet 11604 of Richland County tax maps, prepared by the office of the Richland County Tax Assessor, last revised December, 1987.

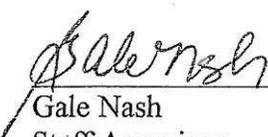
**Interest to be acquired by City of Columbia:** A permanent storm drain easement, fifteen (15) feet in width; said easement beginning at the common boundary of the southeastern property corner of the subject lot and the northwestern right-of-way of Burke Avenue and extending therefrom in a northwesterly direction, parallel to and adjoining the easternmost property line for a distance of sixty-five and one tenth (65.1) feet to abut the northeastern property corner of said lot 11; thence terminating. Be all measurements a little more or less.

This easement is more clearly delineated on a plat of easement to be obtained for proposed storm drain from Craven Street to North Main Street; CIP Project #SD58-9/0, drawing 6 of 8, dated November 1, 2000, prepared by the City of Columbia, South Carolina, Department of Engineering, and being on file in the office of the City's Director of Engineering under file reference #250-120.

**Purpose of Acquisition :** Construction, operation and maintenance of a storm drain line.

**Evaluation:** In my opinion, the amount that would constitute just compensation to the Landowner for the taking, after offsetting any benefits, is the sum of Seven Hundred (\$700.00) Dollars.

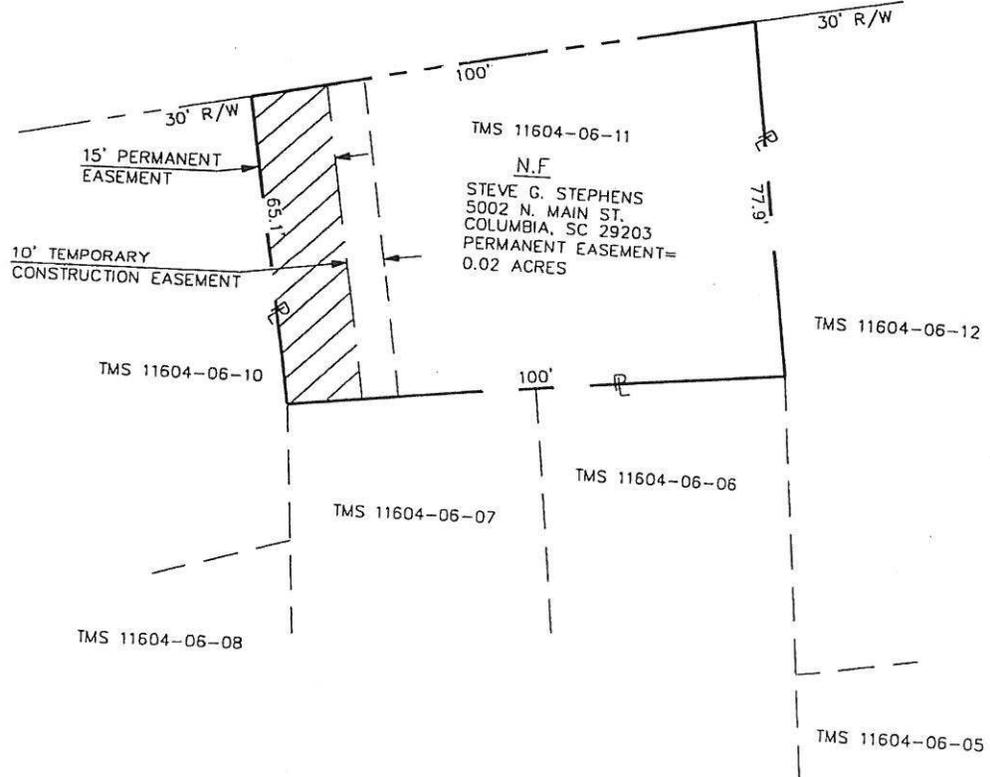
Date: March 7, 2001

  
\_\_\_\_\_  
Gale Nash  
Staff Appraiser



30' R/W  
30' R/W

BURKE AVE.



NOTE:

PLAT BASED ON COMPILATIONS ONLY.  
NO PROPERTY LINE SURVEY PERFORMED.  
RICHLAND COUNTY TMS 11604  
L/R 12/87

250-120

CITY OF COLUMBIA  
DEPARTMENT OF ENGINEERING  
COLUMBIA, SOUTH CAROLINA

SCALE: N.T.S.	APPROVED BY: <i>[Signature]</i>	DRAWN BY: G.P.P.
DATE: 11/01/00	EASEMENT TO BE OBTAINED FOR PROPOSED STORM DRAIN FROM CRAVEN ST. TO NORTH MAIN ST.	
PROJECT NO.: S058-9/0	DWG. No. 6 OF 8	

*[Signature]*  
DAVID S. SHARPE S.C.L.S. #10509