

RESOLUTION R-2002-006

*For Condemnation - Easement Acquisition for Water Main
from Monticello Road to U.S. Hwy. 21; Project W548-9/0*

WHEREAS, it is necessary for the City of Columbia to acquire an easement across the property described herein for the purpose of construction, operation and maintenance of a water main; and,

WHEREAS, the City of Columbia has been unable to reach an agreement with the owners thereof to acquire an easement; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this 6th day of March, 2002 that the City of Columbia condemn the following:

Owner	Description	Right of Way Area	Appraised Value
Northeast Realty and Builders, Inc.	TMS #12510-05-08	30' permanent	\$-0-

The site is to be located as shown on a survey prepared by Power Engineering Company, Inc. dated October 25, 2000 for the City of Columbia Department of Engineering, Project W548-9/0, drawing 69, file #250-109.

Just compensation has been determined by staff appraisal to be Zero (\$0.00) Dollars.

Requested by:

Engineering Department



Mayor

Approved by:



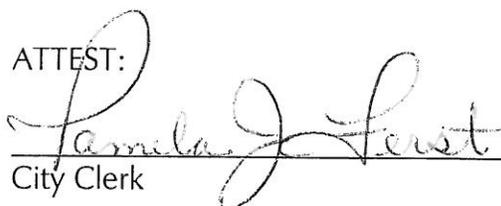
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

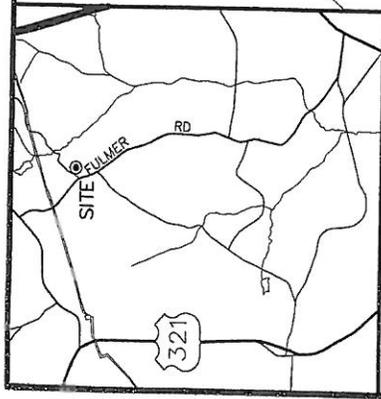
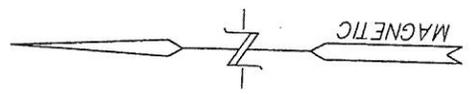
Introduced: 3/6/2002

Final Reading: 3/6/2002

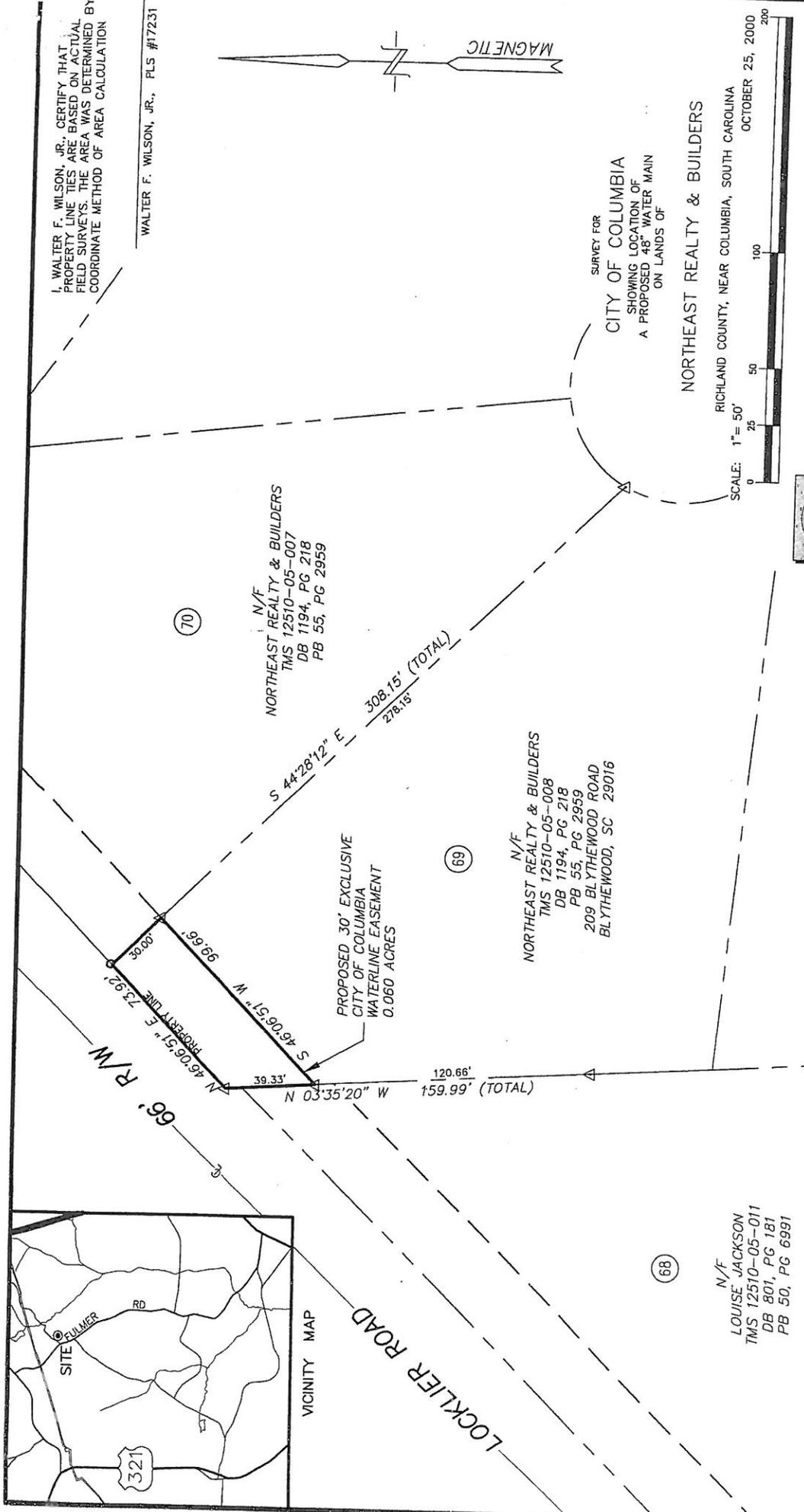
ORIGINAL
STAMPED IN RED

I, WALTER F. WILSON, JR., CERTIFY THAT PROPERTY LINE TIES ARE BASED ON ACTUAL FIELD SURVEYS. THE AREA WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION

WALTER F. WILSON, JR., PLS #17231



VICINITY MAP



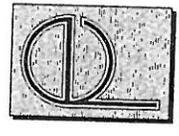
SURVEY FOR
CITY OF COLUMBIA
SHOWING LOCATION OF
A PROPOSED 48" WATER MAIN
ON LANDS OF

NORTHEAST REALTY & BUILDERS

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA



OCTOBER 25, 2000



SURVEYED AND MAPPED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
P.O. BOX 2566 COLUMBIA, SOUTH CAROLINA 29202-2566
PH: (803) 216-8777 FAX (803) 216-8070

Williams-Russell & Johnson, Inc.
ENGINEERS-PLANNERS-ARCHITECTS
771 SPRING STREET, N.W.
ATLANTA, GEORGIA 30308
OFFICE: (404) 853-6800
FAX: (404) 607-8890

N/F
LOUISE JACKSON
TMS 12510-05-011
DB 801, PG 181
PB 50, PG 6991

PROJECT # CIPW584-9/0
DWG # 69

DRIVING DISTANCE TO PROJECT LOCATION IS 1.2 MILES

CITY OF COLUMBIA
SOUTH CAROLINA

INTER-OFFICE MEMO

TO: Ms. Leona K. Plough
City Manager

DATE: December 11, 2001

FROM: Dee A. Bennett, Operations Division Administrator

SUBJECT: Easement Acquisition for Water Main from Monticello Road to US Hwy 21;
CIP Project W584-9/0

INITIAL: *AK*

Approximately 85 easements are required for construction of the above referenced water main. To date we have acquired 17 of those easements.

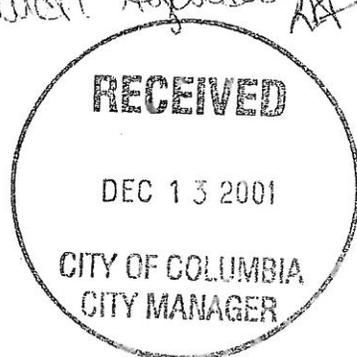
One of the remaining easements crosses property owned by Northeast Realty and Builders, Inc. (Richland County TMS #12510-05-08). Mr. Mike Shelly is the owner of the company and has informed us that he will not grant the easement. Our Staff Appraiser has determined the monetary value of the easement to be zero (\$0) dollars.

I recommend condemnation proceedings be initiated to acquire this easement.

EJB: jb M-D-18

CC: Mr. David A. Johnson, P.E., Director of Engineering

*OK
prepare for city Council Agenda*



CMC# 300

COLUMBIA

A Capital Place To Be



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

Landowners: NORTHEAST REALTY & BUILDERS, INC.

Property Description: In the State of South Carolina, County of Richland and near the City of Columbia, and being further identified as a portion of lot 08, block 05, sheet 12510 of Richland County tax maps, prepared by the office of the Richland County Tax Assessor, last revised December, 1997.

Interest to be acquired by City of Columbia: A permanent easement for a water main, thirty (30) feet in width; said easement beginning at the northernmost property corner of said lot 08 and extending therefrom in a southwesterly direction, parallel to and adjoining the northwestern property line of said lot for a distance of seventy-three and ninety-two hundredths (73.92) feet to abut the northwestern property line; 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 water line from Monticello Road to US Highway #21; CIP#W584-9/0, drawing 69, dated October 25, 2000, prepared by Power Engineering Company, Inc. and Williams-Russell & Johnson, Inc. for the City of Columbia, South Carolina, and being on file in the office of the City's Director of Engineering under file reference #250-109.

Purpose of Acquisition: Construction, operation and maintenance of a water main.

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 Zero (\$0) Dollars.

Date: November 29, 2001



Gale Nash
Staff Appraiser