

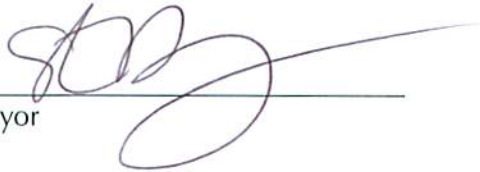
RESOLUTION NO.: R-2016-003

*Authorizing the City Manager to execute a Release of Parking Restrictions
Between the City of Columbia and Devine Station, LLC for property known as
0.72 acres and 0.56 acres on northwestern corner of Maple Street and Devine Street*

BE IT RESOLVED by the Mayor and City Council this 19th day of January, 2016, that the City Manager is hereby authorized to execute the attached Release of Parking Restrictions, or on a form approved by the City Attorney, between the City of Columbia and Devine Station, LLC for property known as 0.72 acres and 0.56 acres on northwestern corner of Maple Street and Devine Street.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 1/19/2016

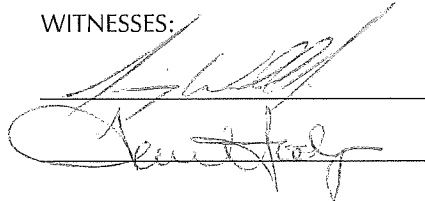
Final Reading: 1/19/2016

STATE OF SOUTH CAROLINA)
)
) RELEASE OF PARKING RESTRICTIONS
COUNTY OF RICHLAND)

This Release of Parking Restrictions shall serve as the necessary joint instrument of the City of Columbia and Devine Station, LLC ("Devine Station") as the successor and assign of Leon S. Goodall, who entered into that certain Declaration of Restrictions (the "Declaration") found in Deed Book 727 Page 110 and recorded on January 20, 1985 which Declaration released the parking restriction on the lot more particularly described on Exhibit A attached hereto and placed a parking restriction on the lot of land more particularly described on Exhibit B attached hereto. The parties now execute this Release of Parking Restrictions to ratify the release of those restrictions on the property more particularly described on Exhibit A as set forth in the Declaration and to now further release any and all restrictions on the property more particularly described on Exhibit B. The parking restrictions shall remain on the lot more particularly described on Exhibit C attached hereto until such time as the parcels more particularly shown on Exhibit D attached hereto comply with City of Columbia parking requirements naturally or by variance (acknowledging that at the date of this Release the building on Exhibit D on the corner of Maple and Devine Streets must have at least forty-five (45) parking spaces and the building on Exhibit D solely fronting Devine Street must have forty-four (44) parking spaces), at which time the parking restrictions may be removed from the lot described on Exhibit C by joint instrument signed by the City of Columbia and Devine Station, its successors and assigns.

IN WITNESS WHEREOF, under seal, this 23rd day of March, 2016.

WITNESSES:



DEVINE STATION, LLC

By: 

Its: A Agent

STATE OF SOUTH CAROLINA)
)
) ACKNOWLEDGMENT
COUNTY OF RICHLAND)

I, JANET K SAFFRAN, a notary public for South Carolina, do hereby certify that Robert Mundy, the Authorized Agent of Devine Station, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal (where an official seal is required by law) official seal this 23rd day of March, 2016.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 08-28-16

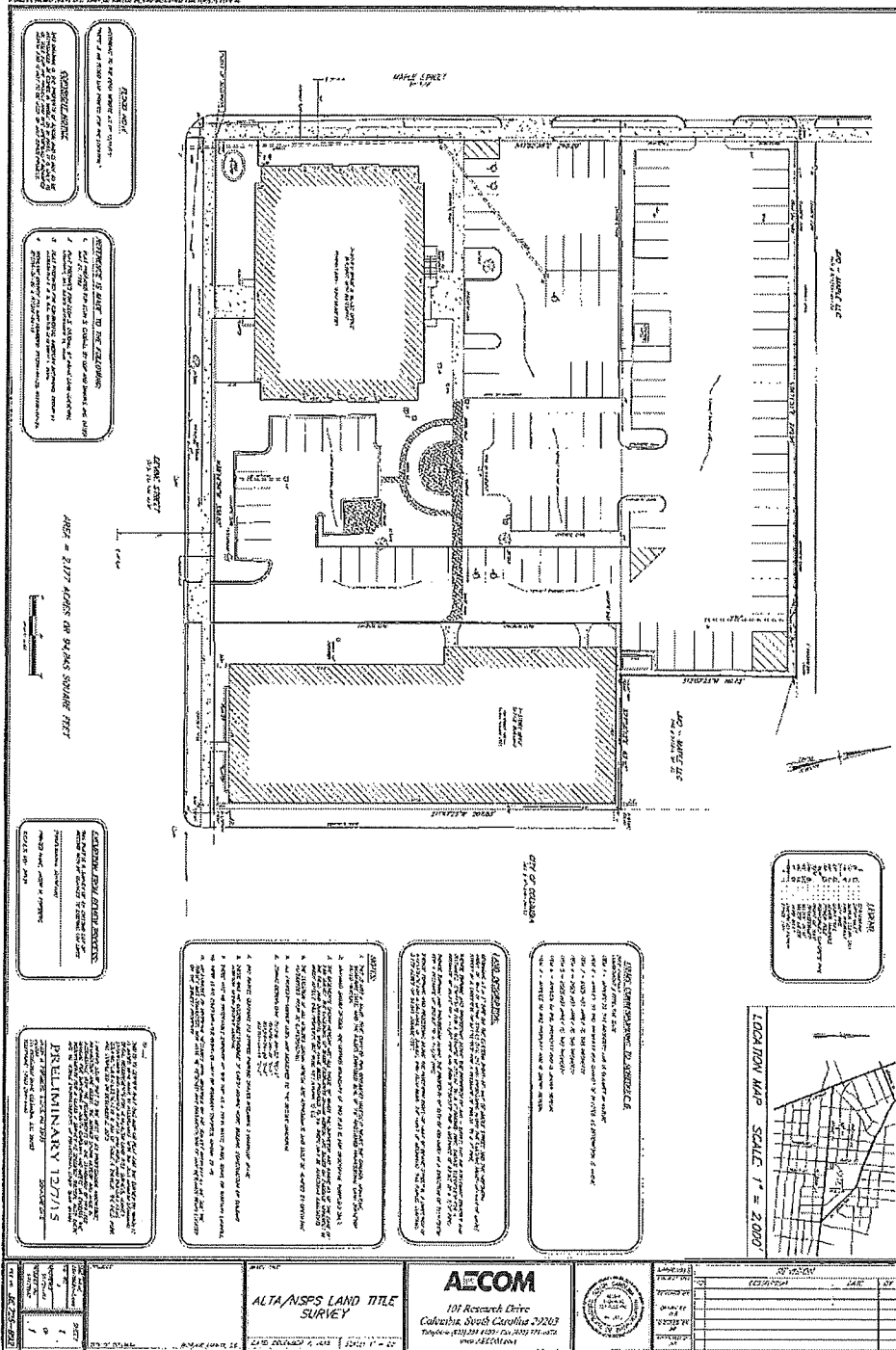
EXHIBIT A

All that piece, parcel or lot of land, situate, lying and being on the north side of Lee Street near its intersection with Maple Street, in the Shandon section of the City of Columbia, County of Richland, State of South Carolina, containing 0.72 acre, and being more particularly shown and delineated on a plat of same prepared by Cox and Dinkins, Inc., Engineers, Surveyors, said lot being more particularly described as follows, to-wit: BEGINNING at an iron 104 feet S 89 degrees 53 minutes W from the northwest corner of the intersection of Maple and Lee Streets; thence running S 89 degrees 53 minutes W for a distance of 166.74 feet to an iron; thence turning and running N 00 degrees 7 minutes W for a distance of 207.4 feet to an iron; thence turning and running N 89 degrees 42 minutes E for a distance of 135.84 feet to an iron; thence turning and running S 00 degrees 14 minutes W for a distance of 103.47 feet to an iron; thence turning and running N 89 degrees 49 minutes E for a distance of 31.76 feet to an iron; thence turning and running due south for a distance of 104.43 feet to the iron at the point of BEGINNING; be all measurements a little more or less. The plat above referred to is recorded in the BMC Office for Richland County in Plat Book 50 at page 1914.

EXHIBIT B

All that piece, parcel or lot of land located at the north-western corner of the intersection of Devine and Maple Streets, in the Shandon section of the City of Columbia, County of Richland, State of South Carolina, containing 0.56 acres, and being more particularly shown and delineated on a plat of same prepared for Leon S. Goodall by Cox and Denkins, Inc., Registered Land Surveyors, on January 21, 1985, said lot being more particularly described as follows, to wit: BEGINNING at an iron at the northwest corner of Devine and Maple Streets and thence running N 82 degrees 47 minutes W for a distance of 164.50 feet to an iron; thence turning and running N 7 degrees 11 minutes E for a distance of 147.76 feet to an iron; thence turning and running S 82 degrees 45 minutes E for a distance of 164.57 feet to an iron; thence turning and running S 7 degrees 13 minutes W for a distance of 147.69 feet to the iron at the point of BEGINNING; be all measurements a little more or less. The plat referred to above is recorded in the RMC Office for Richland County in Plat Book 50 at page 1933.

EXHIBIT D



REVISIONS

1. CORRECTED DRAWING TO SHOW CORRECTIONS TO THE ORIGINAL DRAWING.

2. CORRECTED DRAWING TO SHOW CORRECTIONS TO THE ORIGINAL DRAWING.

REVISIONS TO THE ORIGINAL DRAWING

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2. CORRECTED DRAWING TO SHOW CORRECTIONS TO THE ORIGINAL DRAWING.

AREA = 2177 SQUARE FEET

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.

3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS OTHERWISE NOTED.

4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS OTHERWISE NOTED.

PRELIMINARY 12/7/15

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.

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LEGEND

1. WALL

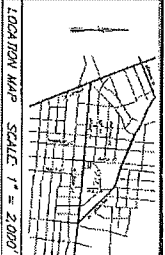
2. FLOOR

3. ROOF

4. COLUMN

5. DOOR

6. WINDOW



<p>ALTA/ANSI LAND TITLE SURVEY</p> <p>101 Research Drive Columbia, South Carolina 29203 Telephone: 803.733.4300 Fax: 803.733.4301 www.aecom.com</p>		<p>AECOM</p> <p>101 Research Drive Columbia, South Carolina 29203 Telephone: 803.733.4300 Fax: 803.733.4301 www.aecom.com</p>	<p>DATE: 12/7/15</p> <p>SCALE: 1" = 2,000'</p>
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