

**APPENDIX C – FINAL EASEMENT DOCUMENTS**

#15488

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )



For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHARD T. SANDERS** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located along the southern side Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-02, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-01, n/f Mt Seir Church of Christ and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°32'33.87"E along the common boundary of the northern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred twenty-one and fifty-five hundredths (121.55) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-13, n/f Clark; thence turning and extending therefrom S04°22'30.12"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-13, for a distance of twenty (20) feet to a point; thence turning and extending therefrom N85°32'33.87"W along the subject property, for a distance of one hundred twenty-one and sixty-six hundredths (121.66) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-01; thence turning and extending therefrom N04°41'26.86"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-01, for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-01 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 1 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #1 OF 53

Book 2013-1318

2015018732 03/20/2015 11:13:01:270

Easement

Fee:\$0.00

County Tax: \$0.00

State Tax: \$0.00



2015018732 John T. Hopkins II

Richland County R.O.D.

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of March, 2015.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Richard T. Sanders  
RICHARD T. SANDERS

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

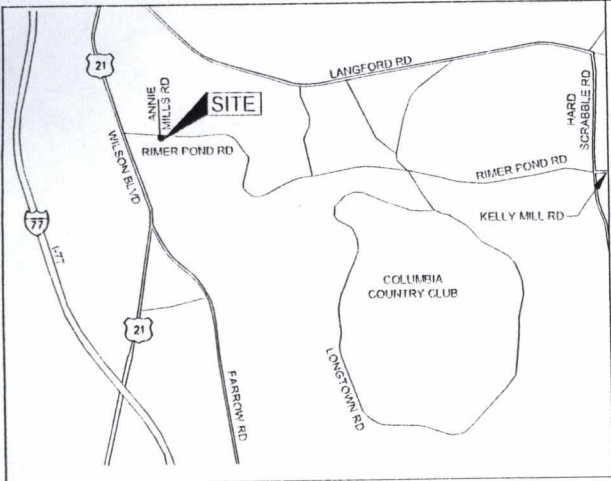
NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

APPROVED AS TO FORM  
NRA 1.16.15  
Legal Department, City of Columbia

# EXHIBIT

**A**



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

## GRAPHIC SCALE

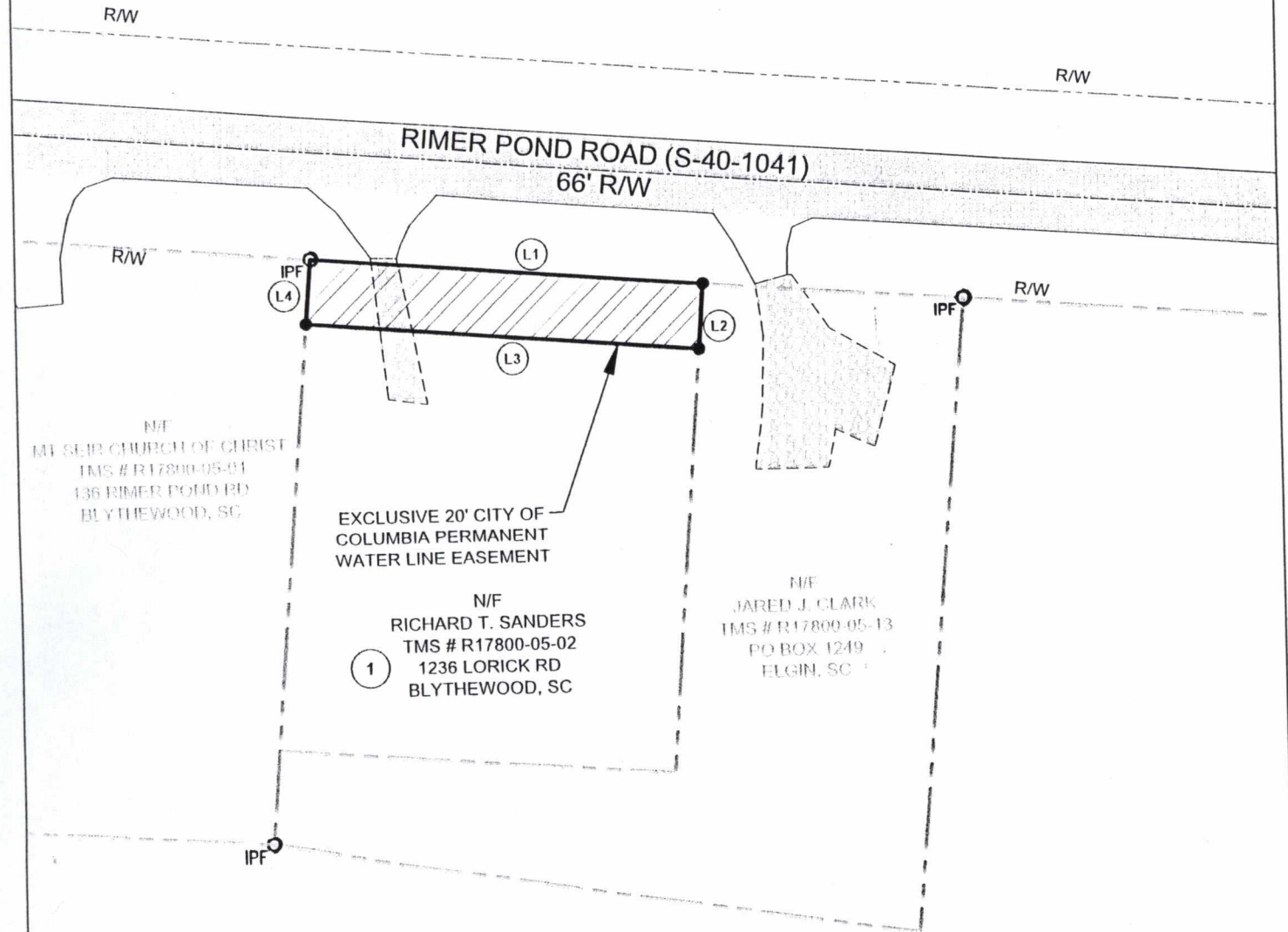


1 inch = 50 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.55'	S85°32'33.87"E
L2	20.00'	S04°22'30.12"W
L3	121.66'	N85°32'33.87"W
L4	20.00'	N04°41'26.86"E



**OWNER INFORMATION**  
TMS # R17800-05-02  
RICHARD T. SANDERS  
1236 LORICK RD  
BLYTHEWOOD, SC 29016

PERMANENT EASEMENT AREA -  
0.05 ACRES

CF#250-349

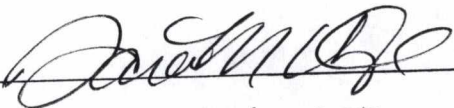
**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO.
			1 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Richard T. Sanders as Grantor and the City of  
Columbia, as Grantee this 12<sup>th</sup> day of March, 20 15.

  
State Bar Number: 16602

# 17050

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

one Free 3/4" water Tap without Fee

For and in consideration of the sum of ~~one thousand five hundred no/100s~~ (~~\$1,500.00~~) dollars, the receipt of which is hereby acknowledged, JARED J. CLARK (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

COPY

In the State of South Carolina, County of Richland, near the City of Columbia, located along the southern side Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-13, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-02, n/f Sanders and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°39'59.74"E along the common boundary of the northern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of eighty and twenty-five hundredths (80.25) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-03, n/f Trapp; thence turning and extending therefrom S05°02'41.34"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-03, for a distance of twenty (20) feet to a point; thence turning and extending therefrom N85°39'59.74"W along the subject property, for a distance of eighty and one hundredth (80.01) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-02; thence turning and extending therefrom N04°22'30.12"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-02, for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-02 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 2 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

APPROVED AS TO FORM

NAH 8.26.16  
Legal Department City of Columbia, SC  
Dana R. Higgins  
Dana R. Higgins, P.E.

Book 2418-1550

2019058811 08/09/2019 15:11:15.400

Fee: \$25.00

County Tax: \$0.00

Easement State Tax: \$0.00

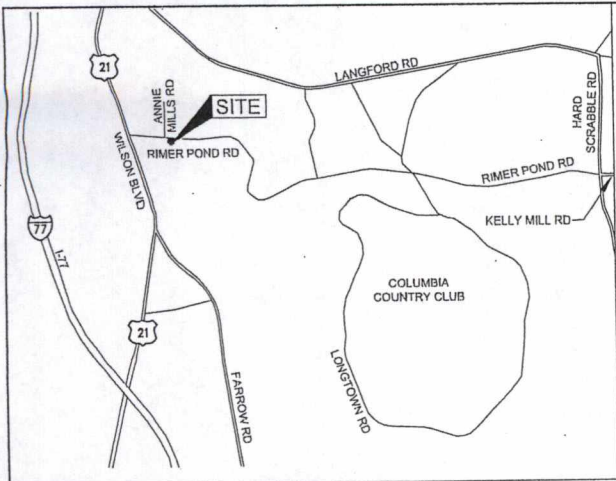


2019058811

John T. Hopkins II

Richland County R.O.D.

# EXHIBIT A



**LOCATION MAP**  
N.T.S.

**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

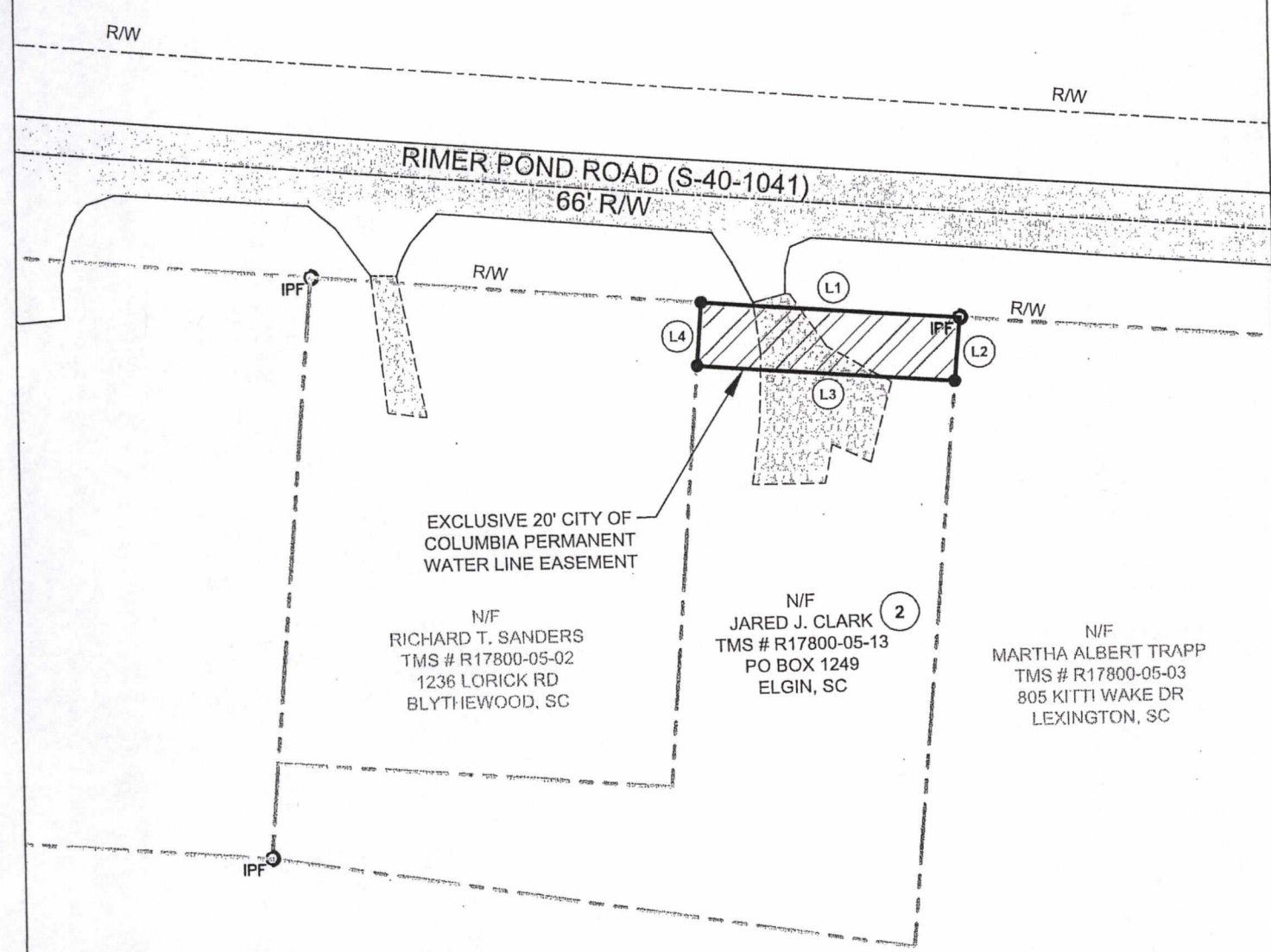
## GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.25'	S85°39'59.74"E
L2	20.00'	S05°02'41.34"W
L3	80.01'	N85°39'59.74"W
L4	20.00'	N04°22'30.12"E



**OWNER INFORMATION**  
TMS # R17800-05-13  
JARED J. CLARK  
PO BOX 1249  
ELGIN, SC 29045

PERMANENT EASEMENT AREA -  
0.04 ACRES

CF#250-349

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
	PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1" = 50'	APPROVED BY:		DRAWN BY: KEU
DATE: 01/08/15			CKD. SMH
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 2 OF 53

ATTORNEY CERTIFICATION

I, Robert C. Ashley, an attorney licensed to practice in the State of South Carolina, do hereby certify that I supervised the execution of the attached Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road with Jared J. Clark as Grantor and the City of Columbia, as Grantee, this 30 day of May, 2019.

[Signature]  
State Bar or License Number 428



#15568

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHARD BLAKE NELSON, JR.** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 152 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-03, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-13, n/f Clark and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°38'19.14"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred ninety-one and ninety-nine hundredths (191.99) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-04, n/f Price; thence turning and extending therefrom S05°13'12.51"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-04, for a distance of twenty (20) feet to a point; thence turning and extending therefrom N85°38'23.45"W along the subject property, for a distance of one hundred ninety-one and ninety-two hundredths (191.92) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-13; thence turning and extending therefrom N05°02'41.34"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-13, for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-13 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 3 of 53, dated January 8, 2015, last revised May 26, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

APPROVED AS TO FORM

NRA 5.29.15  
Legal Department City of Columbia, SC

Book 2039-1767  
2015048335 06/30/2015 16:28:06:373  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00  
Easement  
2015048335 John T. Hopkins II Richland County R.O.D.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

As further consideration for this easement, the City of Columbia agrees to provide one ¾-inch water tap (service to one single family dwelling unit, or equivalent) and a Dual Check Valve for the above-described property without fee. The City does not waive any of the usual rules, regulations, or monthly service charges normally required by the City at the point in time application for this free connection is made. It is understood and agreed that the City will set the water meter and install the Dual Check Valve at the easement line nearest the building to be served and that the property owner will install the necessary service lines from the meter to the point of intended use. It is further understood and agreed that this instrument must be presented at the time application for the free tap is made.

HMG

EASEMENT #3 OF 53

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 9 day of June, 2015.

WITNESSES:  
[Signature]  
(1<sup>ST</sup> Witness Signature)  
[Signature]  
(2<sup>ND</sup> Witness Signature)

Richard B. Nelson Jr.  
RICHARD BLAKE NELSON, JR.

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

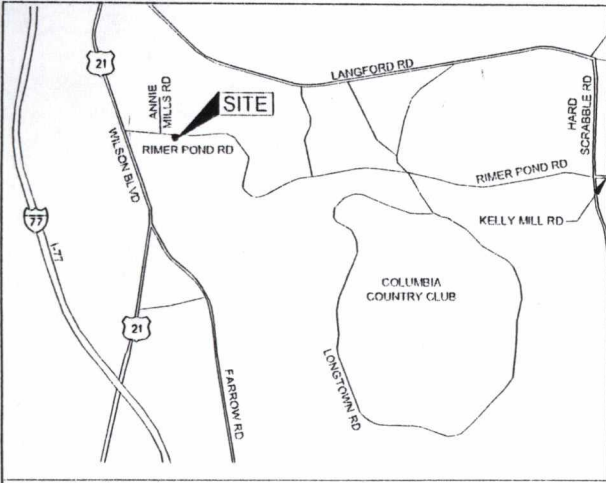
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 9 day of June, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 2.18.25  
(Date)



REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

GRAPHIC SCALE

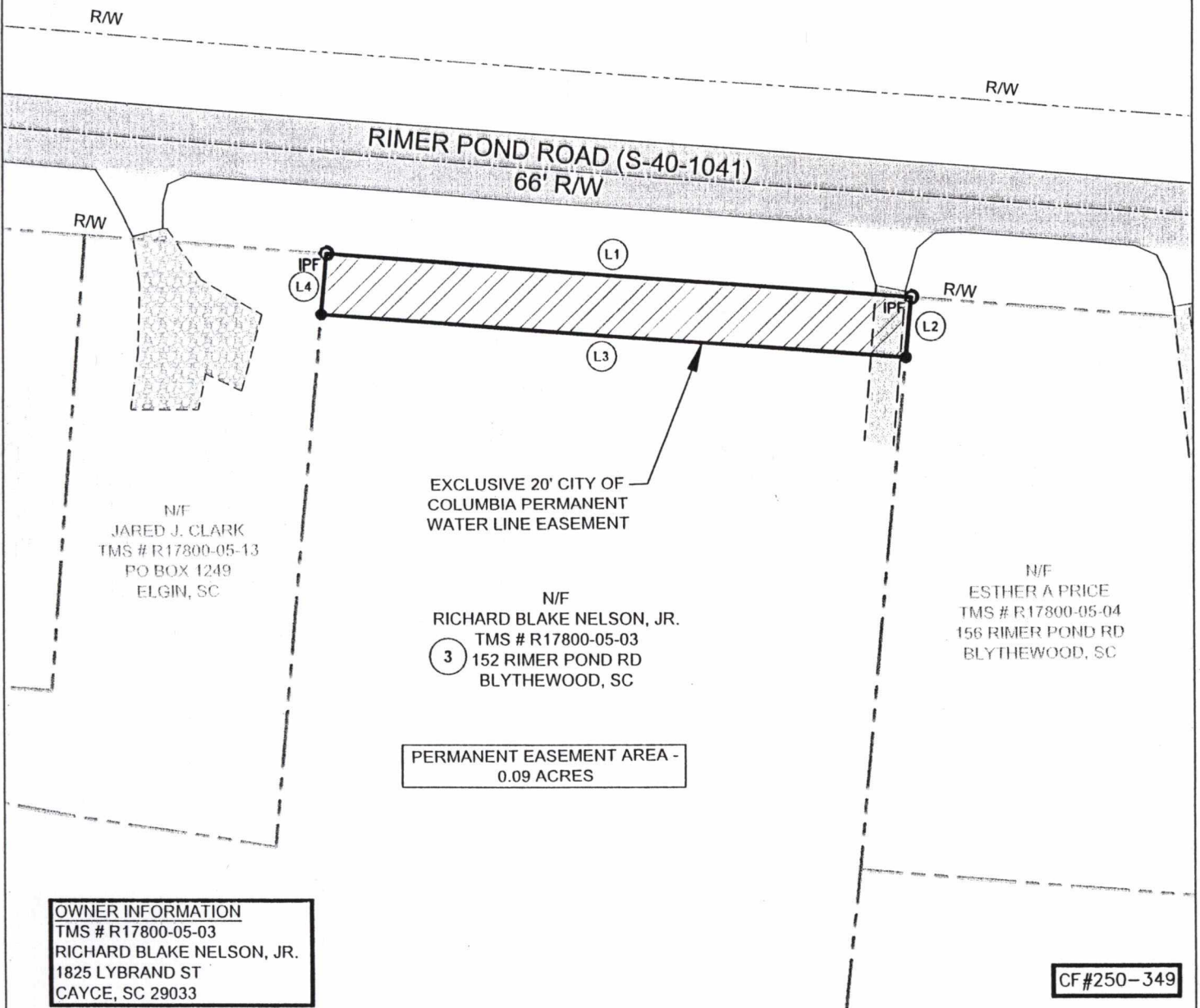


1 inch = 50 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	191.99'	S85°38'19.14"E
L2	20.00'	S05°13'12.51"W
L3	191.92'	N85°38'23.45"W
L4	20.00'	N05°02'41.34"E



**OWNER INFORMATION**  
TMS # R17800-05-03  
RICHARD BLAKE NELSON, JR.  
1825 LYBRAND ST  
CAYCE, SC 29033

CF#250-349

LEGEND

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 05/26/15		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			3 OF 53

ATTORNEY CERTIFICATION

I, Natalie Armstrong, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Richard Blake Nelson, Jr. as Grantor and the City of Columbia, as Grantee this 9 day of June, 2015.

Natalie Armstrong  
State Bar Number: 75755

#16591

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

CO  
P  
Y

For and in consideration of the sum of two thousand no/100s (\$2,000.00) dollars, the receipt of which is hereby acknowledged, **ESTHER A. SHARPE F/K/A ESTHER A. PRICE & CLIFFORD B. SHARPE** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 156 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-04, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-03, n/f Nelson and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°27'04.79"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of two hundred sixty-nine and fifty-seven hundredths (269.57) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-12, n/f Fulmer; thence turning and extending therefrom S05°44'31.16"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of said Richland County TMS#17800-05-12, for a distance of nineteen and sixty-two hundredths (19.62) feet to a point; thence turning and extending therefrom N85°26'42.54"W along the subject property, for a distance of two hundred sixty-nine and thirty-nine hundredths (269.39) feet to intersect the common boundary of the northwestern property line of the subject property and the southeastern property line of said Richland County TMS#17800-05-03; thence turning and extending therefrom N05°14'16.87"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of said Richland County TMS#17800-05-03, for a distance of nineteen and fifty-nine hundredths (19.59) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-03 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NAH 8.26.16

Legal Department City of Columbia, SC

Book 2306-877

2018036167 05/25/2018 10:53:21:730

Easement

Fee: \$0.00 County Tax: \$0.00

State Tax: \$0.00



2018036167

John T. Hopkins II

Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 4 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #4 OF 53

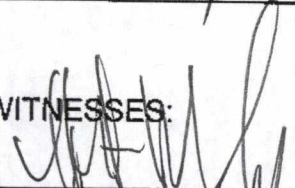
**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

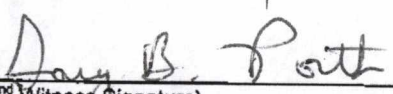
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

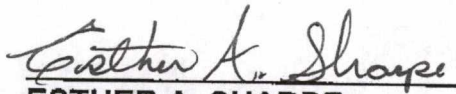
And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 10<sup>th</sup> day of May, 2018.

WITNESSES:

  
\_\_\_\_\_  
(1<sup>ST</sup> Witness Signature)

  
\_\_\_\_\_  
(2<sup>ND</sup> Witness Signature)

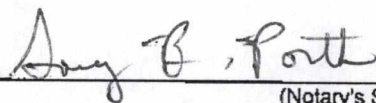
  
\_\_\_\_\_  
ESTHER A. SHARPE  
F/K/A ESTHER A. PRICE

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2018 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SOUTH CAROLINA

MY COMMISSION EXPIRES 7/9/2020



WITNESS the hand and seal of the Grantor this 10<sup>th</sup> day of May, 2018.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

Doug B. Pott  
(2<sup>nd</sup> Witness Signature)

[Signature]  
CLIFFORD B. SHARPE

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MAY, 2018 by the within-named Grantor.

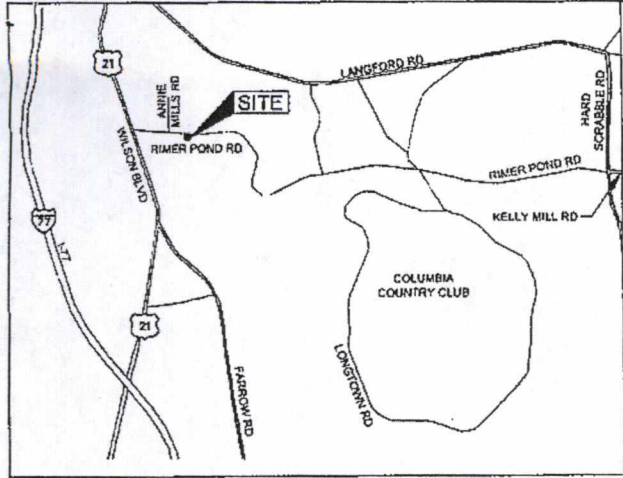
Doug B. Pott  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 7/9/2020

# EXHIBIT

A



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

**GRAPHIC SCALE**

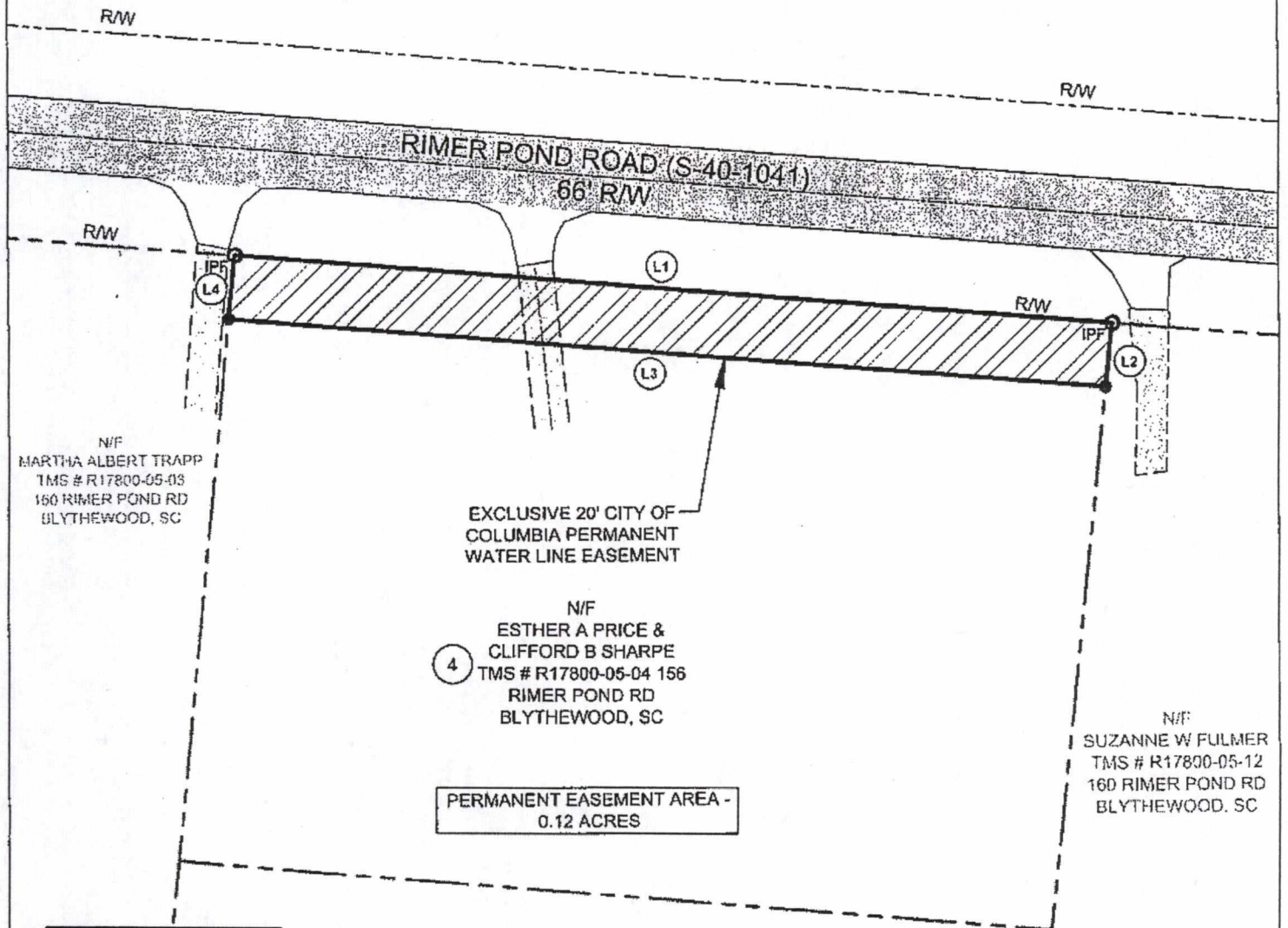


1 inch = 50 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	269.57'	S85°27'01.79"E
L2	19.82'	S05°44'31.18"W
L3	269.39'	N85°26'42.54"W
L4	19.59'	N05°14'16.87"E



**OWNER INFORMATION**  
TMS # R17800-05-04  
ESTHER A PRICE &  
CLIFFORD B SHARPE  
156 RIMER POND RD  
BLYTHEWOOD, SC 29016

CF #250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			4 OF 53

ATTORNEY CERTIFICATION

I, GARY B. PORTH, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Esther A. Sharpe F/K/A Esther A. Price as Grantor and the City of Columbia, as Grantee, this 10<sup>th</sup> day of MAY, 2018.

Gary B. Porth  
State Bar or License Number 76370

**ATTORNEY CERTIFICATION**

I, GARY B. PORTH, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Clifford B. Sharpe as Grantor and the City of Columbia, as Grantee, this 10<sup>th</sup> day of MAY, 2018.

Gary B. Porth  
State Bar or License Number 76370



#15992

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **SUZANNE W. FULMER** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **variable feet in width (30' to 20')**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 160 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-12, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-04, n/f Price and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°34'48.59"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred ten and sixteen hundredths (110.16) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-06, n/f Lawyer; thence turning and extending therefrom S06°15'23.85"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-06, for a distance of twenty and one hundredth (20.01) feet to a point; thence turning and extending therefrom N89°13'31.02"W along the subject property, for a distance of one hundred ten and sixty-six hundredths (110.66) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-04; thence turning and extending therefrom N05°44'31.30"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-04, for a distance of thirty and one hundredth (30.01) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-04 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NAH 7.20.16

Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 5 of 53, dated January 8, 2015, last revised July 18, 2016, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #5 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 18<sup>th</sup> day of August, 2016.

WITNESSES:

[Handwritten Signature]  
(1<sup>st</sup> Witness Signature)

Natal Ham  
(2<sup>nd</sup> Witness Signature)

[Handwritten Signature: Suzanne W. Fulmer]  
**SUZANNE W. FULMER**

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2016 by the within-named Grantor.

Natal Ham  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

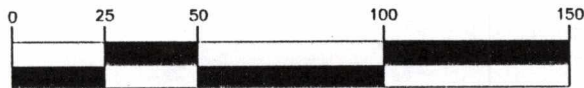
MY COMMISSION EXPIRES 2.18.25

# Exhibit "A"

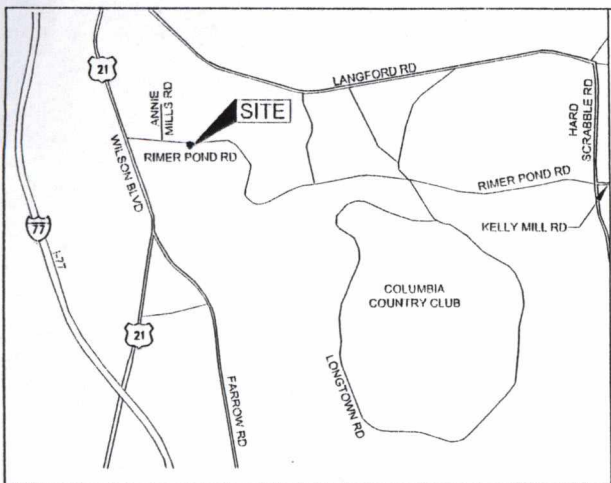
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2016 EDITION.

## GRAPHIC SCALE

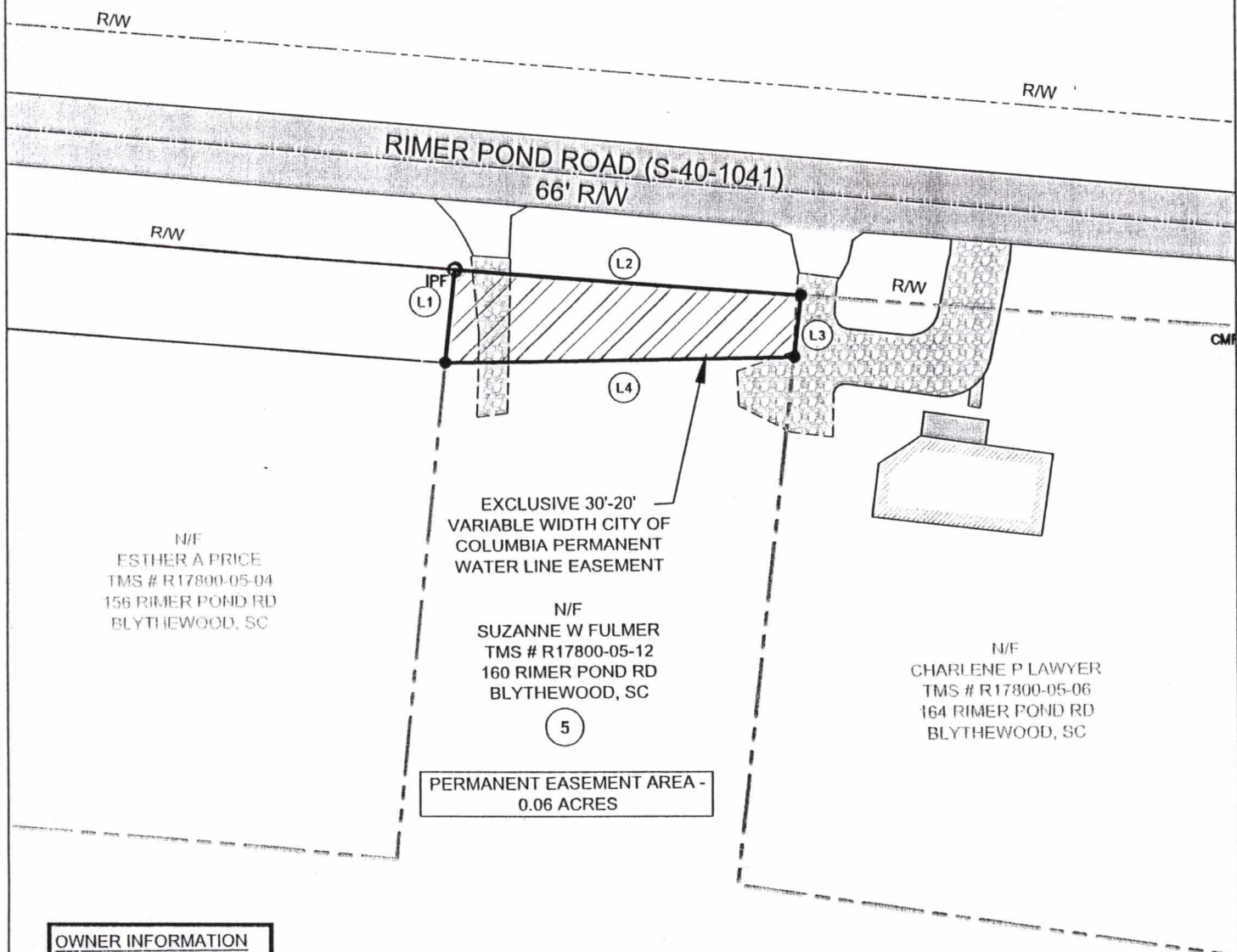


1 inch = 50 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.01'	S05°44'31.30"W
L2	110.16'	S85°34'48.59"E
L3	20.01'	S06°15'23.85"W
L4	110.66'	S89°13'31.02"W



**OWNER INFORMATION**  
TMS # R17800-05-12  
SUZANNE W FULMER  
160 RIMER POND RD  
BLYTHEWOOD, SC 29016

**CF#250-349**

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: SMH	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. NAL	
REVISION DATE: 07/18/16		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			5 OF 53



ATTORNEY CERTIFICATION

I, Natalie Ham, an attorney licensed to practice in the State of South Carolina, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Suzanne W. Fulmer as Grantor and the City of Columbia, as Grantee, this 1<sup>st</sup> day of August, 2016.

Natalie Ham  
State Bar or License Number 75755

#16008

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged and subject to the rights and reservations hereinafter set forth, **CHARLENE P. LAWYER & STEPHANIE F. HAAS** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 164 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-12, n/f Fulmer and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°33'38.31"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred forty-one and one tenth (141.1) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-07, n/f Tara of Columbia, LLC; thence turning and extending therefrom S02°02'26.63"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-07, for a distance of twenty and thirteen hundredths (20.13) feet to a point; thence turning and extending therefrom N85°33'38.31"W along the subject property, for a distance of one hundred forty-four and one hundredth (144.01) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-12; thence turning and extending therefrom N06°15'31.39"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-12, for a distance of twenty and one hundredth (20.01) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-12 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NAH 7.20.16

Legal Department City of Columbia, SC

Book 2142-2348  
 2016064800 08/31/2016 08:25:36 823  
 Fee: \$0.00 County Tax: \$0.00  
 Easement  
 State Tax: \$0.00

2016064800 John T. Hopkins II Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 6 of 53, dated January 8, 2015, last revised June 2, 2016, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #6 OF 53

1. Should any of the property markers be disturbed or removed during the course of construction of the herein-referenced water main, they shall be restored to their original locations upon completion of construction.
2. Should any of the various bushes located in the permanent easement area be removed as a result of the construction work, the City of Columbia agrees to replace said bushes with comparable variety from nursery stock of a minimum size of 15 gallons per bush.
3. The City of Columbia is aware of electric and water line crossing the permanent easement area and agrees to restore and/or replace the light pole and water spigot located within the driveway island of the subject property if damaged or removed during construction of the herein-referenced water main within sixty (60) days of completion of construction on the subject property of the herein-referenced water main project.
4. The City of Columbia further agrees to restore the driveway and replace the cement driveway curbing if damaged or removed during construction of the herein-referenced water main to its original or better than condition and spread fresh crusher run along the driveway area shown on the attached Exhibit "A" within sixty (60) days of completion of construction on the subject property of the herein-referenced water main project.
5. Grantor reserves unto itself, its successors and assigns, successors in title, assignees, invitees, lessees, guests, customers, and anyone to whom Grantor may lease all or a portion of the property over which the aforesaid easement is granted the right of access, and the right to landscape, pave, fence (no masonry or concrete footings), park (no commercial weight vehicles), and otherwise use the easement area in any manner that does not materially and adversely affect the easement granted hereunder.
6. Additionally, Grantor reserves unto itself, its successors and assigns, successors in title, assignees, invitees, lessees, guests, customers, and anyone to whom Grantor may lease all or a portion of the property over which the aforesaid easement is granted the right to install and maintain other utilities, including but not limited to water, sanitary sewer, electricity, gas, cable television cables, telephone lines, fiber optic lines, and other similar utilities to serve the Grantor's adjoining property, that cross the easement area at approximate right angles and grant easements to the same, provided, however, any such easements shall be subject to this easement to the City of Columbia, and the prior approval of the City of Columbia.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 25<sup>th</sup> day of July, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
**CHARLENE P. LAWYER**

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 6-8-2020  
(Date)

WITNESS the hand and seal of the Grantor this 25<sup>th</sup> day of July, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
STEPHANIE F. HAAS

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 6-8-2020  
(Date)

# EXHIBIT A

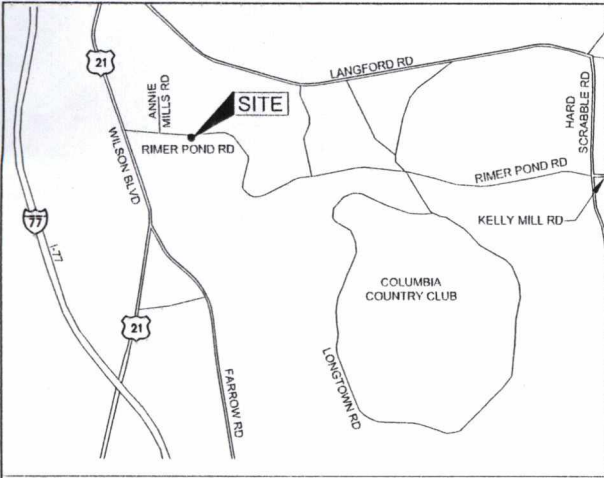
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2016 EDITION.

## GRAPHIC SCALE

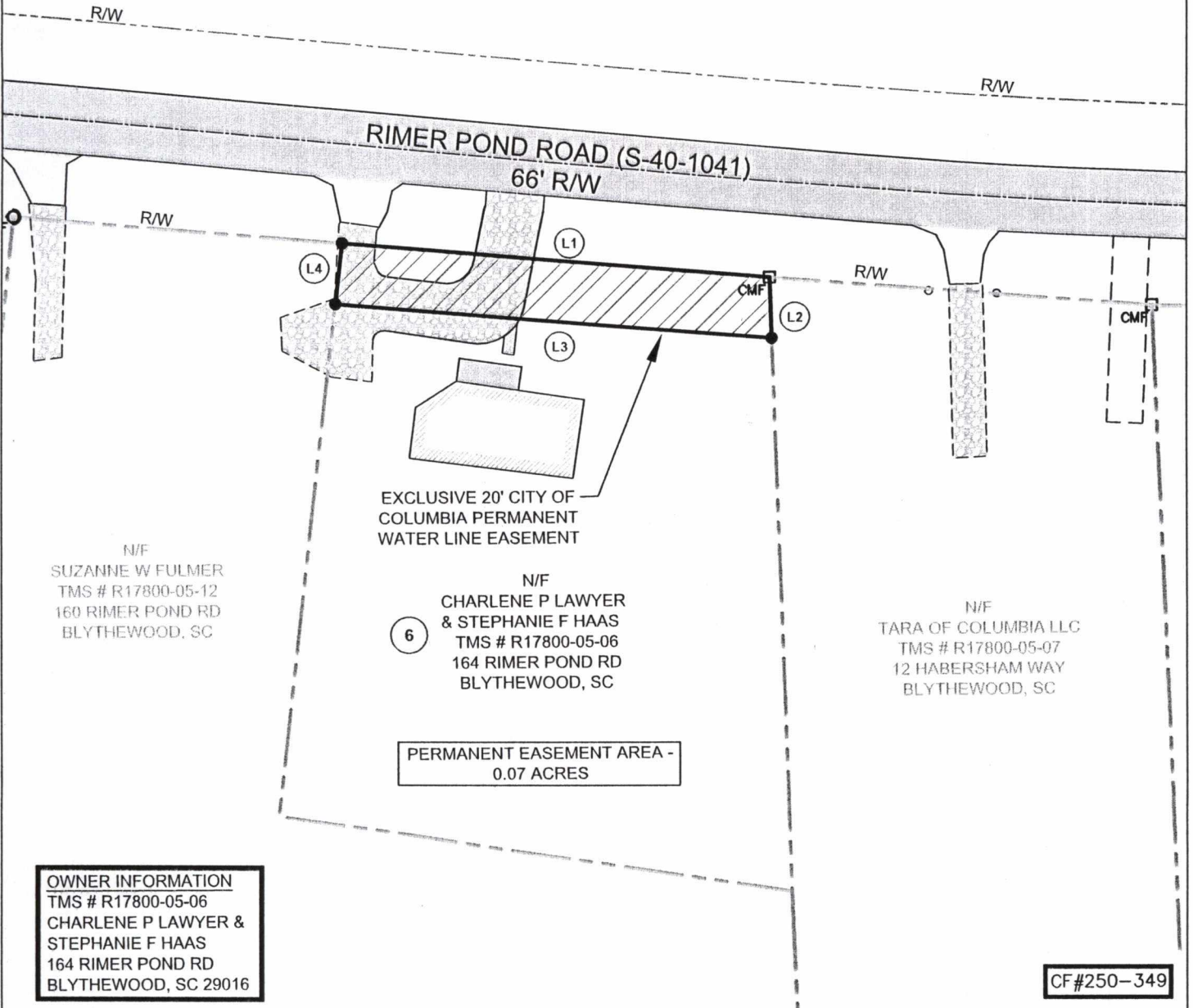


1 inch = 50 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	141.10'	S85°33'38.31"E
L2	20.13'	S02°02'26.63"E
L3	144.01'	N85°33'38.31"W
L4	20.01'	N06°15'31.39"E



**OWNER INFORMATION**  
 TMS # R17800-05-06  
 CHARLENE P LAWYER &  
 STEPHANIE F HAAS  
 164 RIMER POND RD  
 BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

- IRON PIPE (FOUND)
- CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE: 06/02/16	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 6 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road From Water Tank to Hard Scrabble Road with Charlene P. Lawyer as Grantor and the City of Columbia, as Grantee, this 25<sup>th</sup> day of July, 20 16.

Dana M. Thye  
State Bar or License Number 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road From Water Tank to Hard Scrabble Road with Stephanie F. Haas as Grantor and the City of Columbia, as Grantee, this 25<sup>th</sup> day of July, 2016.

Dana M. Thye  
State Bar or License Number 16602



# 15581

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT



For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **TARA OF COLUMBIA, LLC** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located along 168 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-07, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-06, n/f Lawyer and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S85°47'48.74"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred twenty-six and forty-six hundredths (126.46) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-15, n/f Timme; thence turning and extending therefrom S02°25'35.07"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-15, for a distance of twenty and thirteen hundredths (20.13) feet to a point; thence turning and extending therefrom N85°47'48.74"W along the subject property, for a distance of one hundred twenty-six and fifty-nine hundredths (126.59) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-06; thence turning and extending therefrom N02°02'26.63"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-06, for a distance of twenty and twelve hundredths (20.12) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-06 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NRA 5.12.15  
Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 7 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

As further consideration for this easement, the City of Columbia agrees to provide one ¾-inch water tap (service to one single family dwelling unit, or equivalent) and a Dual Check Valve for the above-described property without fee. The City does not waive any of the usual rules, regulations, or monthly service charges normally required by the City at the point in time application for this free connection is made. It is understood and agreed that the City will set the water meter and install the Dual Check Valve at the easement line nearest the building to be served and that the property owner will install the necessary service lines from the meter to the point of intended use. It is further understood and agreed that this instrument must be presented at the time application for the free tap is made. It is further understood and agreed that unless application for this free connection is made within a period of five (5) years from the date of this easement, this provision is null and void and the applicant must pay the prevailing fee for connection to the water main.

HMG

EASEMENT #7 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 5<sup>th</sup> day of June, 2015.

WITNESSES:

Watches B. Brad  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

TARA OF COLUMBIA, LLC

By: [Signature]  
(Signature)

Name: John J. Brooks, Jr  
(Print Name)

Title: Member  
(Print Title)

STATE OF South Carolina )  
COUNTY OF Richland )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 5 day of June, 2015 by Tara of Columbia LLC by John J. Brooks  
(Name & Title of Officer)  
of Columbia S.C. on behalf of the within-named Grantor.  
(City & State)

[Signature]  
(Notary's Signature)

Notary Public for the State of SC

My Commission Expires: 5-12-16

# EXHIBIT

## A

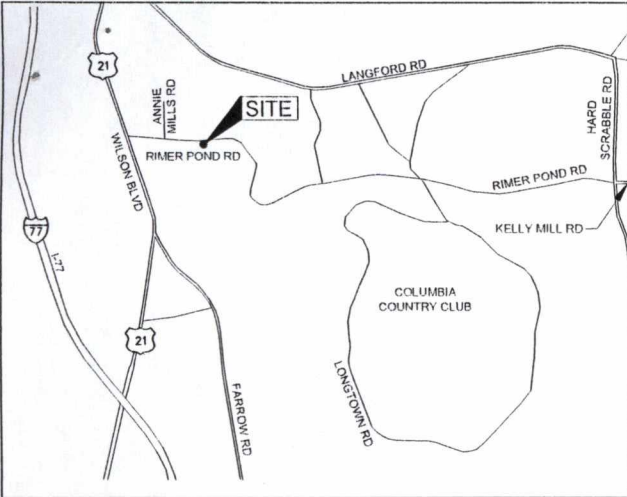
### REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

### GRAPHIC SCALE

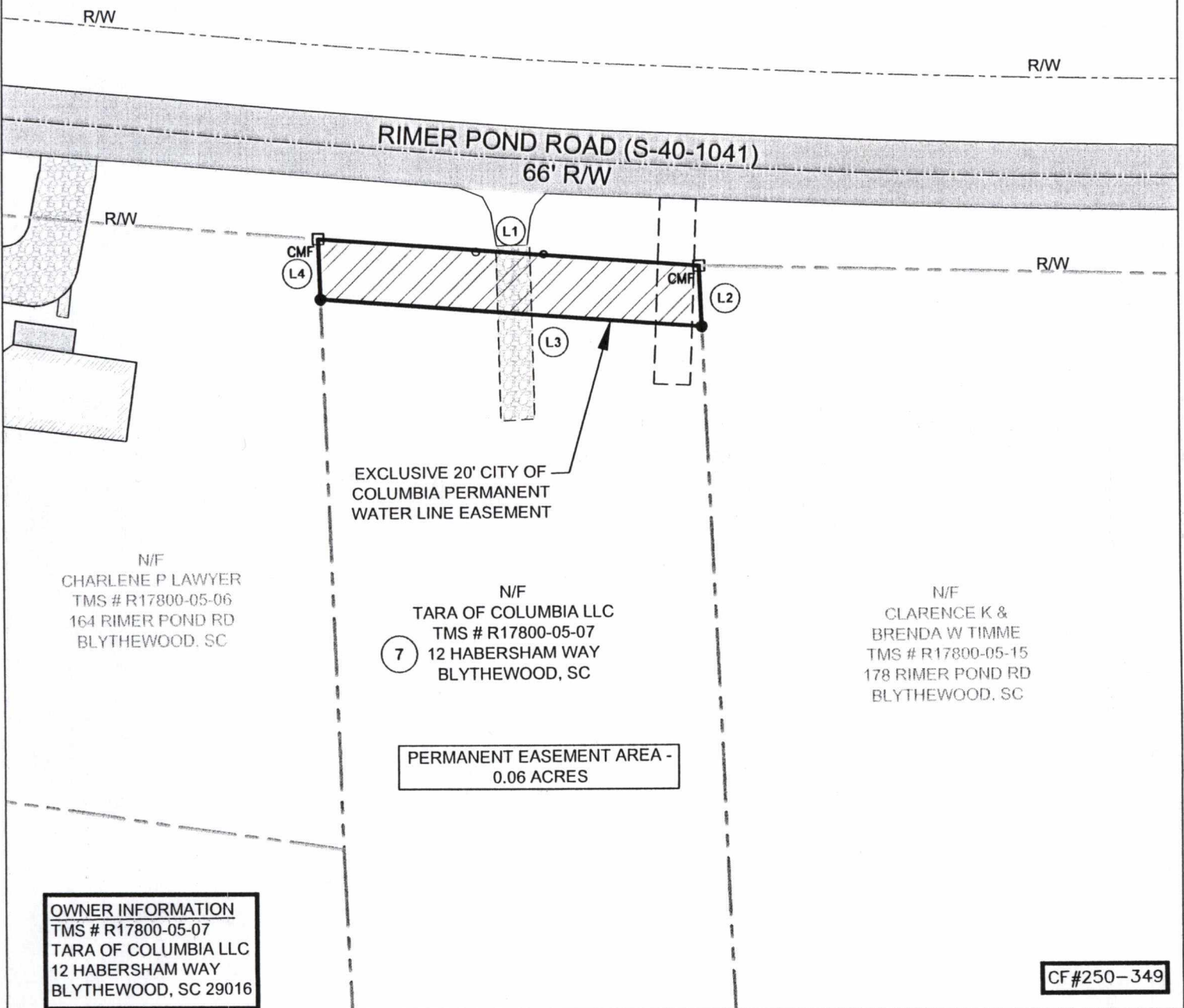


1 inch = 50 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	126.46'	S85°47'48.74"E
L2	20.13'	S02°25'35.07"E
L3	126.59'	N85°47'48.74"W
L4	20.12'	N02°02'26.63"W



**OWNER INFORMATION**  
TMS # R17800-05-07  
TARA OF COLUMBIA LLC  
12 HABERSHAM WAY  
BLYTHEWOOD, SC 29016

CF#250-349

### LEGEND

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			7 OF 53

ATTORNEY CERTIFICATION

I, MARK A. SMITH, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Tara of Columbia, LLC as Grantor and the City of Columbia, as Grantee this 5<sup>th</sup> day of June, 2015.

Mark A. Smith  
State Bar Number: 005238

# 15653

STATE OF SOUTH CAROLINA )

EASEMENT

COPY COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, CLARENCE K. TIMME & BRENDA W. TIMME (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 178 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-15, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-07, n/f Tara of Columbia, LLC and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S88°39'05.20"E along the common boundary of the northern property line of the subject property and the southern right-of-way of Rimer Pond Road, for a distance of one hundred eighty-six (186) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17700-01-11, n/f Athanasoff; thence turning and extending therefrom S02°21'55.85"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17700-01-11, for a distance of twenty and four hundredths (20.04) feet to a point; thence turning and extending therefrom N88°39'05.20"W along the subject property, for a distance of one hundred eighty-five and ninety-eight hundredths (185.98) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-07; thence turning and extending therefrom N02°25'35.36"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-07, for a distance of twenty and four hundredths (20.04) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-07 and the southern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little

APPROVED AS TO FORM

NRA 7.20.15

Legal Department City of Columbia, SC

Book 2055-1555  
 2015067167 09/02/2015 08:43:19:087  
 Fee: \$0.00 County Tax: \$0.00  
 State Tax: \$0.00  
 Easement

2015067167 John T. Hopkins II  
 Richland County R.O.D.

more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 8 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #8 OF 53

**CONDITIONS:**

- 1) The City of Columbia agrees to set one residential tap on the subject water main to be constructed on the subject property without fee. Cost for the meter and dual check valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.
- 2) Upon completion of construction the City shall replace all property markers back to their preconstruction original location.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of August, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)  
Natarsha T. M. Baulby  
(2<sup>nd</sup> Witness Signature)

Clarence K. Timme  
CLARENCE K. TIMME

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2015 by the within-named Grantor.

Natarsha T. M. Baulby  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina

MY COMMISSION EXPIRES Feb. 27, 2025



WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of August, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)  
Natasha T. M. Bandy  
(2<sup>nd</sup> Witness Signature)

[Signature]  
BRENDA W. TIMME

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

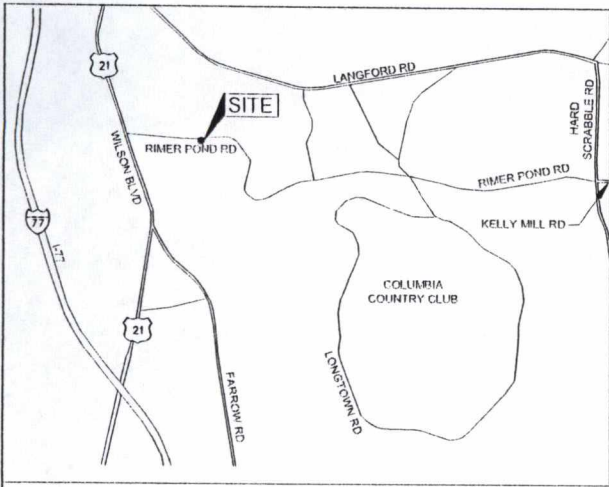
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2015 by the within-named Grantor.

Natasha T. M. Bandy  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina  
MY COMMISSION EXPIRES Feb 27, 2025

# EXHIBIT A



**LOCATION MAP**  
N.T.S.

**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

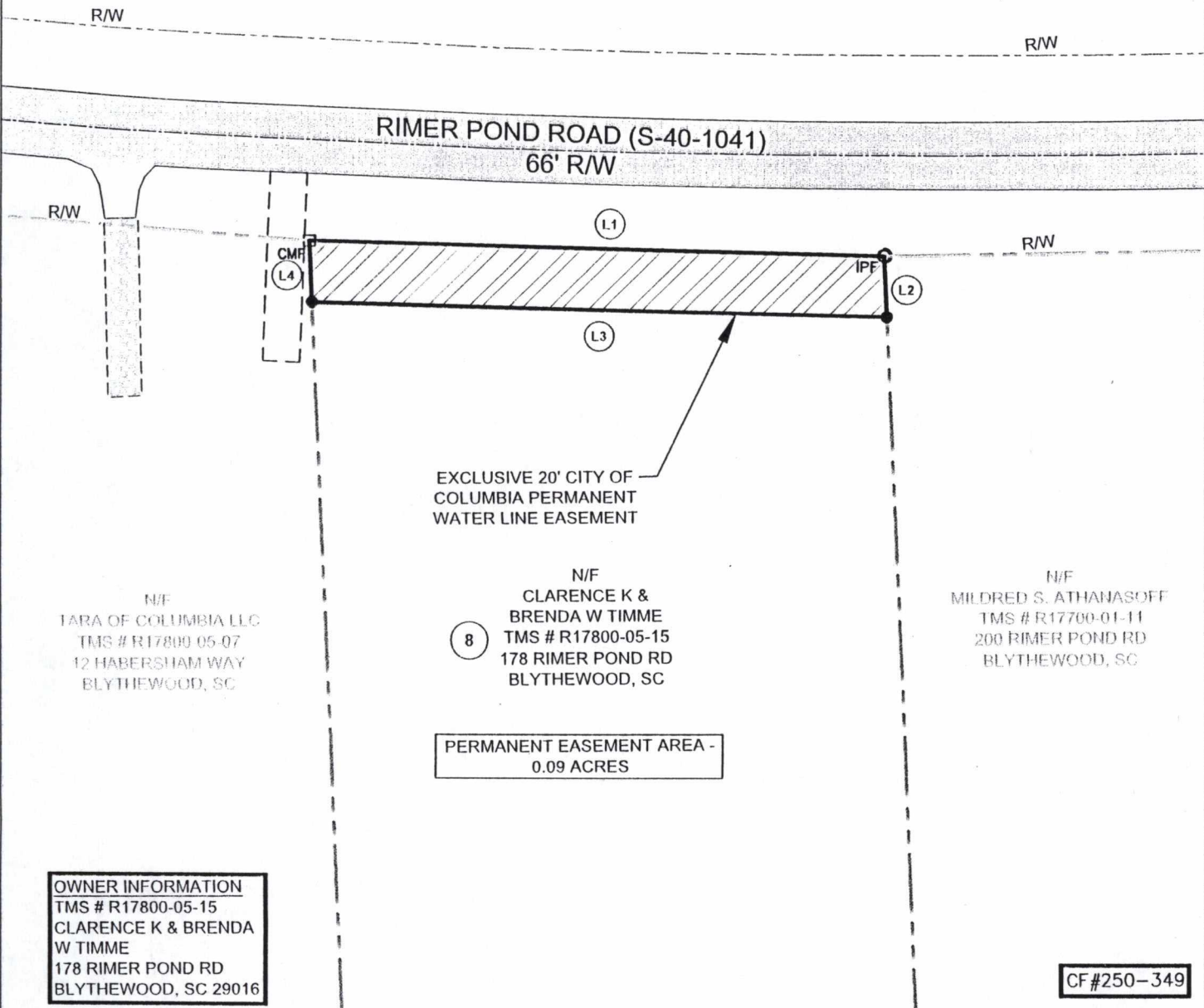
## GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	186.00'	S88°39'05.20"E
L2	20.04'	S02°21'55.85"E
L3	185.98'	N88°39'05.20"W
L4	20.04'	N02°25'35.36"W



**OWNER INFORMATION**  
 TMS # R17800-05-15  
 CLARENCE K & BRENDA  
 W TIMME  
 178 RIMER POND RD  
 BLYTHEWOOD, SC 29016

**LEGEND**

- IRON PIPE (FOUND)
- CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO.  8 OF 53

ATTORNEY CERTIFICATION

I, Natasha V. M. Baulby, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Clarence K. Timme as Grantor and the City of Columbia, as Grantee this 12<sup>th</sup> day of August, 2015.

Natasha V. M. Baulby

State Bar Number: 0069481

ATTORNEY CERTIFICATION

I, Natasha T.M. Pauly, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Brenda W. Timme as Grantor and the City of Columbia, as Grantee this 12<sup>th</sup> day of August, 2015.  
19.

Natasha T.M. Pauly  
State Bar Number: 0069481

#16014

STATE OF SOUTH CAROLINA )

EASEMENT

COPY

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, THE ESTATE OF MILDRED S. ATHANASOFF (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 200 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17700-01-11, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-15, n/f Timme and the southern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S89°00'59.51"E along the common boundary of the northern property line of the subject property and the southern right-of-way of Rimer Pond Road, for a distance of two hundred twenty-three and sixty-nine hundredths (223.69) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17704-03-01, n/f Shoal Creek Development; thence turning and extending therefrom S03°51'21.47"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17704-03-01, for a distance of twenty and three hundredths (20.03) feet to a point; thence turning and extending therefrom N89°00'59.51"W along the subject property, for a distance of two hundred twenty-four and twenty-one hundredths (224.21) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-15; thence turning and extending therefrom N02°21'55.85"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-15, for a distance of twenty and one hundredth (20.01) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-15 and the southern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2145-637  
 2016066910 09/08/2016 15:27:47:803  
 Fee: \$0.00 County Tax: \$0.00 Easement State Tax: \$0.00  
  
 2016066910 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM  
 NRA 7.20.15  
 Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 9 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #9 OF 53

**CONDITIONS:**

- 1) During the process of construction of the herein-referenced water main, every effort will be made to save the Cypress tree located within the easement area. The Cypress tree will be subject to a one (1) year warranty and should it die within one (1) year after completion of the construction of the water main, the City of Columbia will remove the tree and all debris from the subject property at its sole expense and coordinate with a local nursery to replace said Cypress tree from nursery stock of a minimum size of 15 gallons and plant it outside of the easement area on the subject property as specified by the Grantor herein.
- 2) The City of Columbia agrees to set one residential tap on the subject water main to be constructed on the subject property without fee. Cost for the meter and dual check valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.
- 3) Upon completion of construction the City shall replace all property markers back to their preconstruction original location.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 22<sup>nd</sup> day of August, 201~~8~~<sup>6</sup>.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

Natasha T. M. Pauly  
(2<sup>nd</sup> Witness Signature)

THE ESTATE OF MILDRED S. ATHANASOFF

BY: Clarence K Timme

NAME: CLARENCE K. TIMME

TITLE: PERSONAL REPRESENTATIVE

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

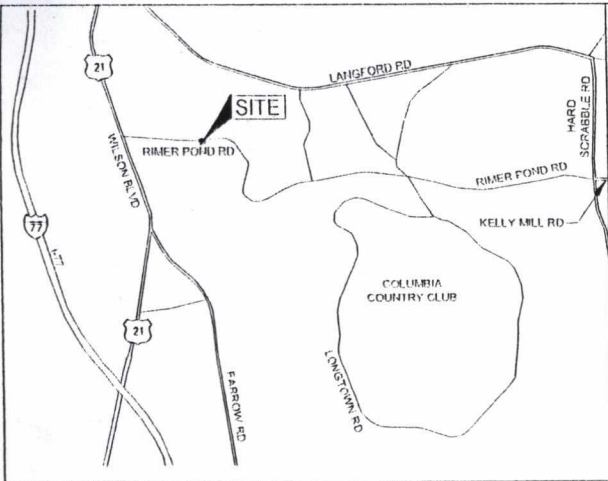
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 201~~8~~<sup>6</sup> by the within-named Grantor.

Natasha T. M. Pauly  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina

MY COMMISSION EXPIRES February 27, 2025

**A**

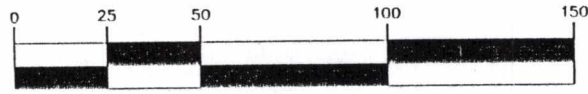


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

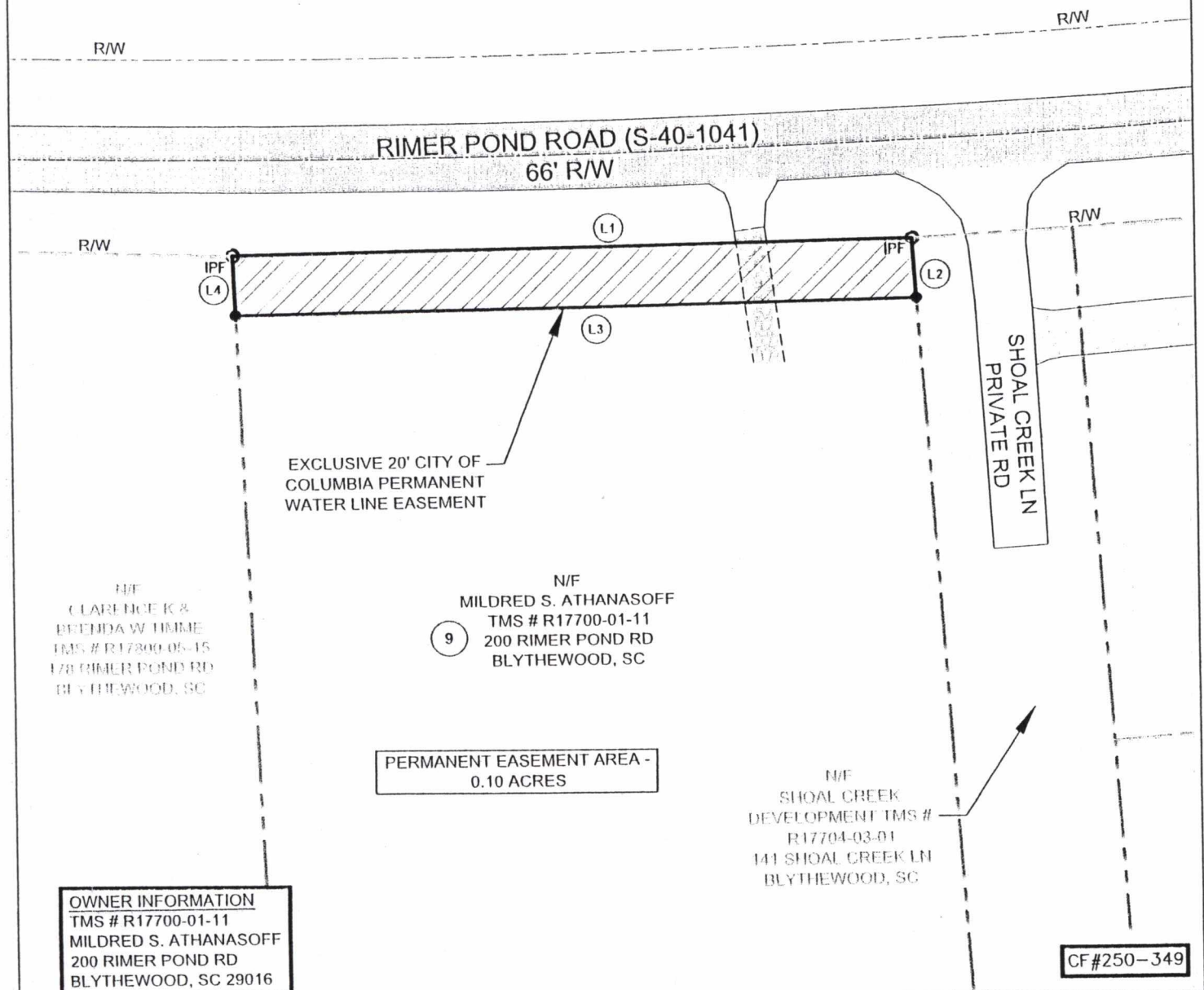
*GRAPHIC SCALE*



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	223.69'	N89°00'59.51"E
L2	20.03'	S03°51'21.47"E
L3	224.21'	S89°00'59.51"W
L4	20.01'	N02°21'55.85"W



**OWNER INFORMATION**  
TMS # R17700-01-11  
MILDRED S. ATHANASSOFF  
200 RIMER POND RD  
BLYTHEWOOD, SC 29016

**CF#250-349**

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			9 OF 53



STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

PROBATE COURT

IN THE MATTER OF: MILDRED ATHANASOFF

CASE NUMBER: 2016 ES40 01223

**CERTIFICATE OF APPOINTMENT AS PERSONAL REPRESENTATIVE**

This is to certify that

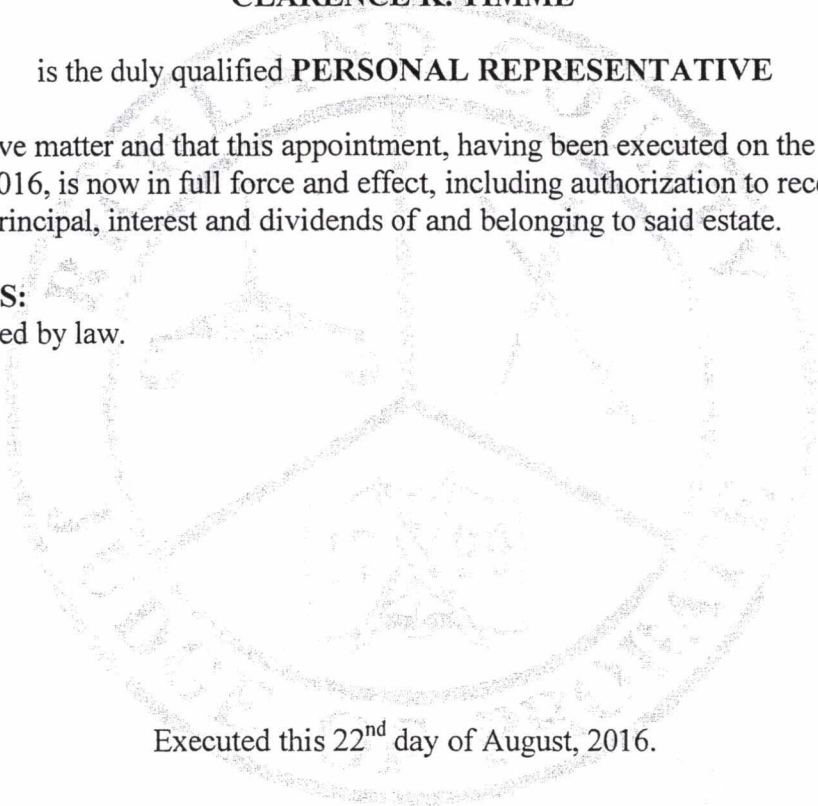
**CLARENCE K. TIMME**

is the duly qualified **PERSONAL REPRESENTATIVE**

in the above matter and that this appointment, having been executed on the 22<sup>nd</sup> day of August, 2016, is now in full force and effect, including authorization to receive all monies, income, principal, interest and dividends of and belonging to said estate.

**RESTRICTIONS:**

Only those imposed by law.



Executed this 22<sup>nd</sup> day of August, 2016.

*Amy W. McCulloch*

Amy W. McCulloch  
Richland County Probate Judge

*[Handwritten signature]*

Do not accept a copy of this certificate without the raised seal of the Probate Court.

ATTORNEY CERTIFICATION

I, Natasha V.M. Pauling, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – 200 Rimer Pond Road, Blythewood, South Carolina with Clarence K. Timme, Personal Representative for The Estate of Mildred S. Athanasoff as Grantor and the City of Columbia, as Grantee this 22nd day of August, 2016.

Natasha V.M. Pauling  
State Bar Number: 0069481

COPY

# 15567

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **SHOAL CREEK DEVELOPMENT, INC.** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located along Shoal Creek Lane, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17704-03-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property (Shoal Creek Lane), the northeastern property corner of Richland County TMS#17700-01-11, n/f Athanasoff and the southern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N86°37'29.08"E along the common boundary of the northern property line of the subject property (Shoal Creek Lane) and the southeastern right-of-way of Rimer Pond Road, for a distance of fifty-three and twenty-three hundredths (53.23) feet to intersect the common boundary of the northeastern property corner of the subject property (Shoal Creek Lane) and the northwestern property corner of Richland County TMS#17801-01-01, n/f Peake; thence turning and extending therefrom S03°55'41.23"E along the common boundary of the eastern property line of the subject property (Shoal Creek Lane) and the western property line of said Richland County TMS#17801-01-11, for a distance of twenty (20) feet to a point; thence turning and extending therefrom S86°37'29.08"W along the subject property, for a distance of fifty-three and twenty-five hundredths (53.25) feet to intersect the common boundary of the western property line of the subject property (Shoal Creek Lane) and the eastern property line of said Richland County TMS#17700-01-11; thence turning and extending therefrom N03°51'21.47"W along the common boundary of the western property line of the subject property (Shoal Creek Lane) and the eastern property line of said Richland County TMS#17700-01-11, for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property (Shoal Creek Lane), the northeastern property corner of said Richland County TMS#17700-01-11 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2039-1694  
 2015048319 06/30/2015 16:28:03:557  
 Fee:\$0.00 County Tax: \$0.00

Easement  
 State Tax: \$0.00



2015048319 John T. Hopkins II

Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 10 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #10 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 9 day of June, 2015.

WITNESSES  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

SHOAL CREEK DEVELOPMENT, INC.

By: [Signature]  
(Signature)

Name: MONTE R. VEAL JR.  
(Print Name)

Title: VICE PRESIDENT  
(Print Title)

STATE OF SC )  
COUNTY OF Richland )

ACKNOWLEDGMENT

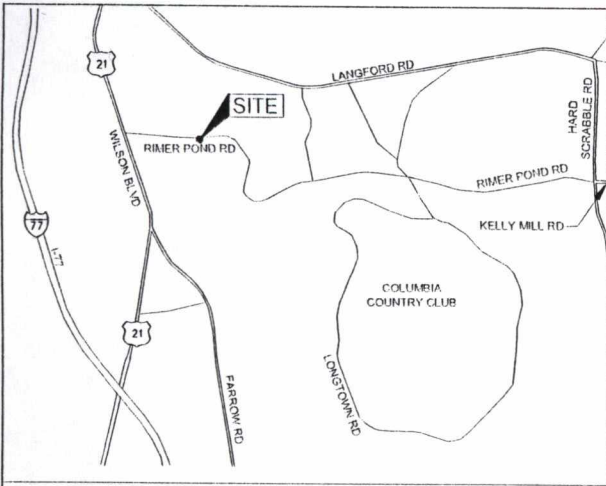
The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2015 by Monte Veal, Jr.  
(Name & Title of Officer)  
of City of Columbia on behalf of the within-named Grantor.  
(City & State)

[Signature]  
(Notary's Signature)

Notary Public for the State of SC

My Commission Expires: 2.18.25

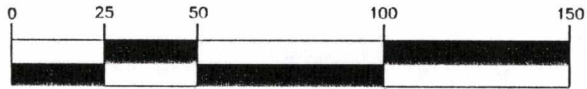
APPROVED AS TO FORM  
NRA 1.16.15  
Legal Department, City of Columbia



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17704; 2015 EDITION.

**GRAPHIC SCALE**

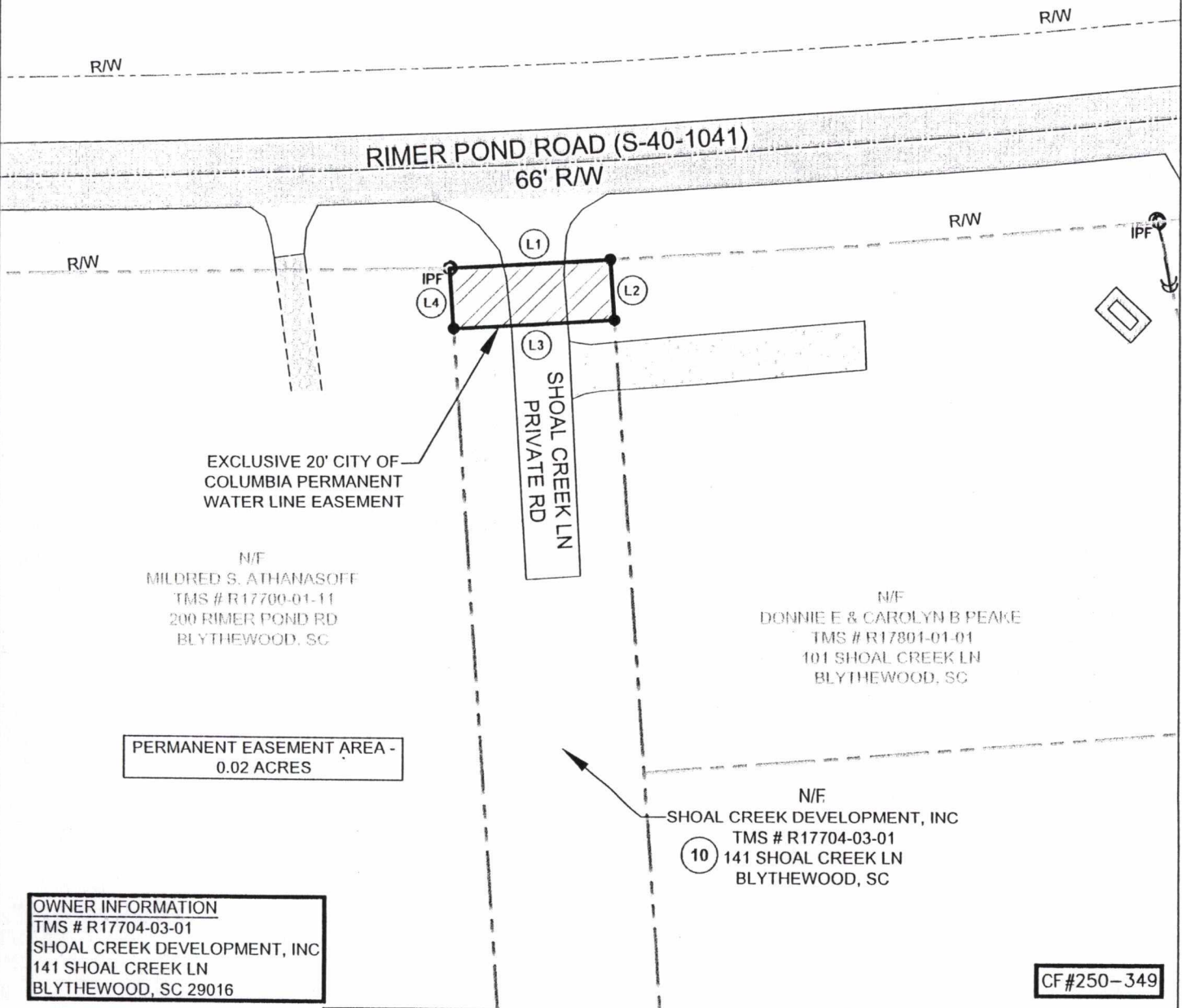


1 inch = 50 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.23'	N86°37'29.08"E
L2	20.00'	S03°55'41.23"E
L3	53.25'	S86°37'29.08"W
L4	20.00'	N03°51'21.47"W



**OWNER INFORMATION**  
TMS # R17704-03-01  
SHOAL CREEK DEVELOPMENT, INC  
141 SHOAL CREEK LN  
BLYTHEWOOD, SC 29016

**CF#250-349**

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			10 OF 53

ATTORNEY CERTIFICATION

I, Natalie Armstrong, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Shoal Creek Development, Inc. as Grantor and the City of Columbia, as Grantee this 9<sup>th</sup> day of June, 20 15.

Natalie Armstrong  
State Bar Number: 75755

#17230

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of Eight Thousand Six Hundred and No/100s (\$8,600.00) Dollar, the receipt of which is hereby acknowledged, DONNIE EUGENE PEAKE, SR. AND CAROLYN BRASSELL PEAKE, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE PEAKE JOINT REVOCABLE TRUST DATED SEPTEMBER 24, 2018, (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 101 Shoal Creek Lane, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17801-01-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2019 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17704-03-01, n/f Shoal Creek Development, Inc. (Shoal Creek Lane) and the southern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N85°54'00.95"E along the common boundary of the northern property line of the subject property and the southern right-of-way of Rimer Pond Road, for a distance of one hundred eighty-one and forty-four hundredths (181.44) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-09, n/f Gallieshaw; thence turning and extending therefrom S12°03'12.61"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-09, for a distance of twenty and nineteen hundredths (20.19) feet to a point; thence turning and extending therefrom S85°54'00.95"W along the subject property, for a distance of one hundred eighty-four and twenty-nine hundredths (184.29) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17704-03-01 (Shoal Creek Lane); thence turning and extending therefrom N03°55'41.23"W along the common boundary of the western property line of the

APPROVED AS TO FORM

  
 Legal Department City of Columbia, SC



subject property and the eastern property line of said Richland County TMS#17704-03-01 (Shoal Creek Lane), for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17704-03-01 (Shoal Creek Lane) and the southern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 11 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #11 OF 53

**CONDITIONS:**

The following improvements if damaged or removed during construction of the referenced project, will be restored to as nearly as practicable to the original condition or any portion of the improvements that are damaged shall be repaired or replaced in the City's sole discretion to the pre-construction condition:

- The Berm; restored to its original location, width and height.
- Turf Grass to match existing lawn on the subject property.
- The Irrigation System within the easement area.
- The Subdivision Stone Wall Entrance Sign (if damaged or removed for construction.)
- Landscape Lighting within the easement area.
- The White Vinyl Fence to be reinstalled in its original location (if damaged or removed for construction). If the fence is damaged, the City shall replace the damaged sections with comparable fencing.
- 1-Year Warranty for Leyland Cypress adjacent to the easement along the northern property line of the subject property.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

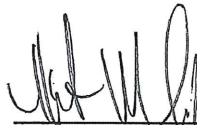
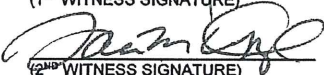
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness the hand and seal of the Grantor by the undersigned this 14<sup>th</sup> day of January, ~~2018~~ <sup>20</sup> 20


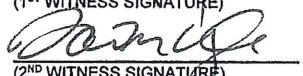
WITNESSES:

**DONNIE EUGENE PEAKE, SR. AND CAROLYN BRASSELL PEAKE, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE PEAKE JOINT REVOCABLE TRUST DATED SEPTEMBER 24, 2018**

  
\_\_\_\_\_  
(1<sup>ST</sup> WITNESS SIGNATURE)  
  
\_\_\_\_\_  
(2<sup>ND</sup> WITNESS SIGNATURE)

By:   
\_\_\_\_\_  
(SIGNATURE)

Name: DONNIE EUGENE PEAKE, SR.  
(PRINT NAME)

  
\_\_\_\_\_  
(1<sup>ST</sup> WITNESS SIGNATURE)  
  
\_\_\_\_\_  
(2<sup>ND</sup> WITNESS SIGNATURE)

By:   
\_\_\_\_\_  
(SIGNATURE)

Name: CAROLYN BRASSELL PEAKE  
(PRINT NAME)

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

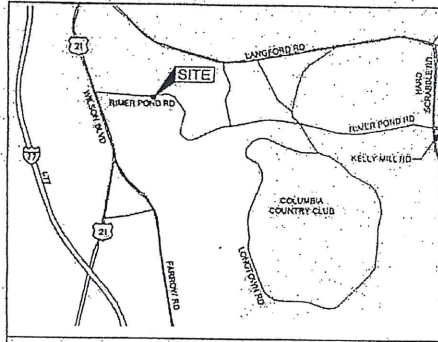
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, <sup>20</sup> 2018 by Donnie + Carolyn Peake, Trustee  
(NAME & TITLE OF OFFICER)  
of Richland County, SC  
(CITY & STATE) on behalf of the within-named Grantor.

  
\_\_\_\_\_  
(NOTARY'S SIGNATURE)

NOTARY PUBLIC FOR THE STATE OF SC  
(STATE)

MY COMMISSION EXPIRES: 6-8-2020  
(DATE)

**EXHIBIT  
A**



**LOCATION MAP**  
N.T.S.

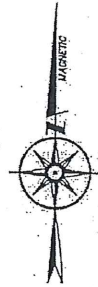
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIVER POND AND HARD SCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17801:2015 EDITION.

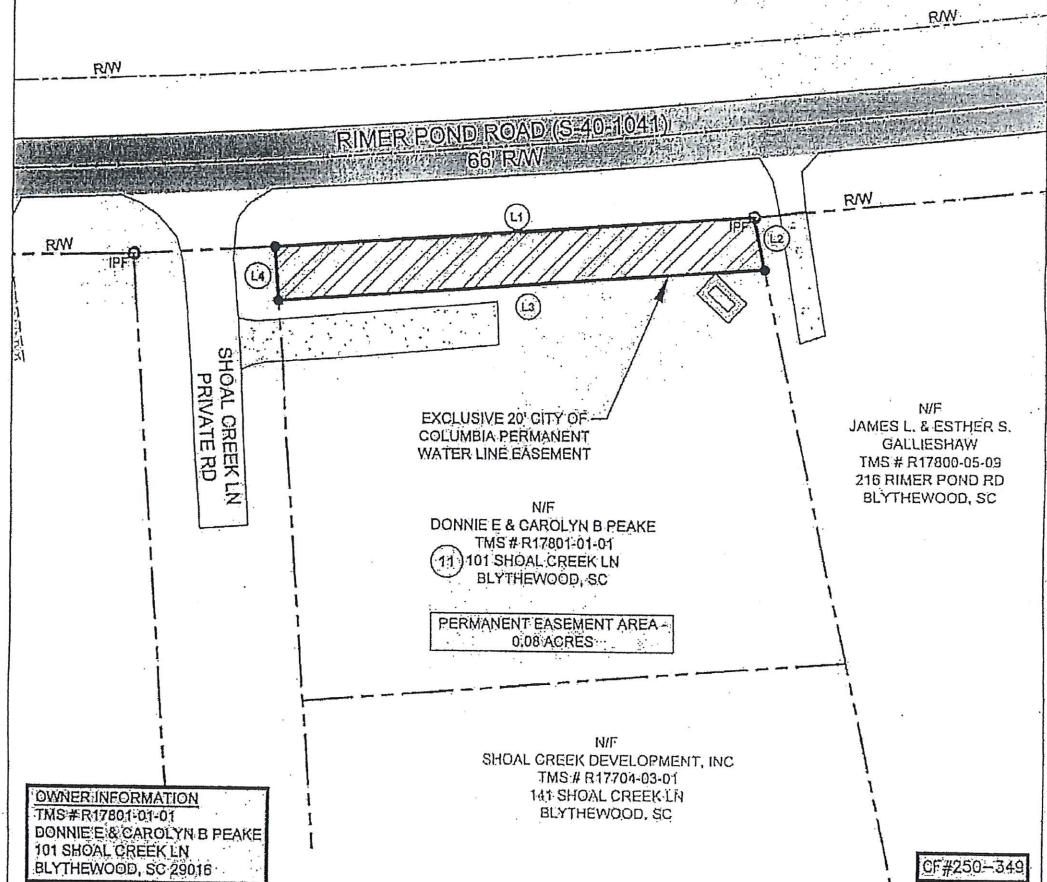
**GRAPHIC SCALE**



1 inch = 50 ft.




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	101.44'	N83°54'00.93"E
L2	20.19'	S12°13'12.81"W
L3	184.29'	S83°54'00.93"W
L4	20.00'	N03°55'41.23"W



SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 50'	APPROVED BY:	DRAWN BY: KEU
DATE:	01/08/15		CKD: SMH
REVISION DATE:		PREPARED BY:	
		W.K. DICKSON & CO., INC.	
WATER MAIN ALONG RIVER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO.
			11 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached **Easement for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road** with **DONNIE EUGENE PEAKE, SR. AND CAROLYN BRASSELL PEAKE, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE PEAKE JOINT REVOCABLE TRUST DATED SEPTEMBER 24, 2018** as Grantor and the **CITY OF COLUMBIA**, as Grantee, this 14<sup>th</sup> day of January, 2020.



State Bar or License Number 16602

COPY #15549

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, JAMES L. GALLIESHAW AND ESTHER S. GALLIESHAW (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the Town of Blythewood, located at 216 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-08, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17801-01-01, n/f Peake and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N84°06'34.77"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of one hundred seventy-seven and thirty-eight hundredths (177.38) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-10, n/f Montgomery; thence turning and extending therefrom S13°32'32.22"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-10, for a distance of twenty and eighteen hundredths (20.18) feet to a point; thence turning and extending therefrom S84°06'34.77"W along the subject property, for a distance of one hundred seventy-seven and ninety-one hundredths (177.91) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17801-01-01; thence turning and extending therefrom N12°03'12.61"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17801-01-01, for a distance of twenty and twelve hundredths (20.12) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17801-01-01 and southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2029-3177  
2015038680 05/22/2015 15:34:02:653 Easement  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015038680 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

NBA S. 6.15

Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 12 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #12 OF 53

CONDITIONS:

The City of Columbia agrees to set one residential tap on the subject water main to be constructed on the subject property without fee. Cost for the meter and Dual Check Valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 19<sup>th</sup> day of May, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)  
Natasha V. M. Paulby  
(2<sup>nd</sup> Witness Signature)

[Signature]  
**JAMES L. GALLIESHAW**

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2015 by the within-named Grantor.

Natasha V. M. Paulby  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina  
(STATE)  
MY COMMISSION EXPIRES Feb. 27, 2015  
(DATE)

WITNESS the hand and seal of the Grantor this 19<sup>th</sup> day of May, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
ESTHER S. GALLIESHAW

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2015 by the within-named Grantor.

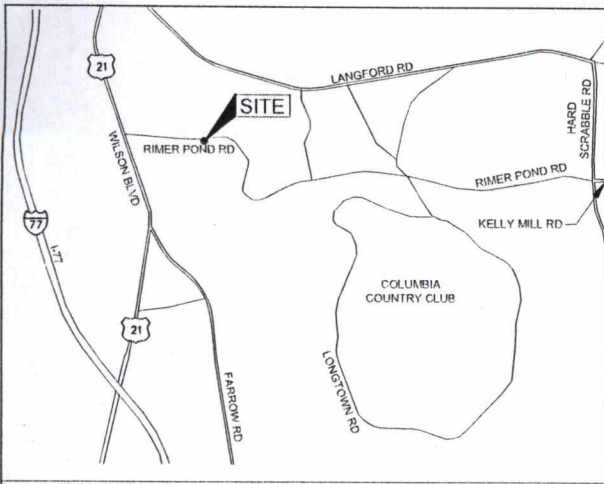
[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina  
(STATE)  
MY COMMISSION EXPIRES Feb. 27, 2015  
(DATE)



# EXHIBIT

## A



LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

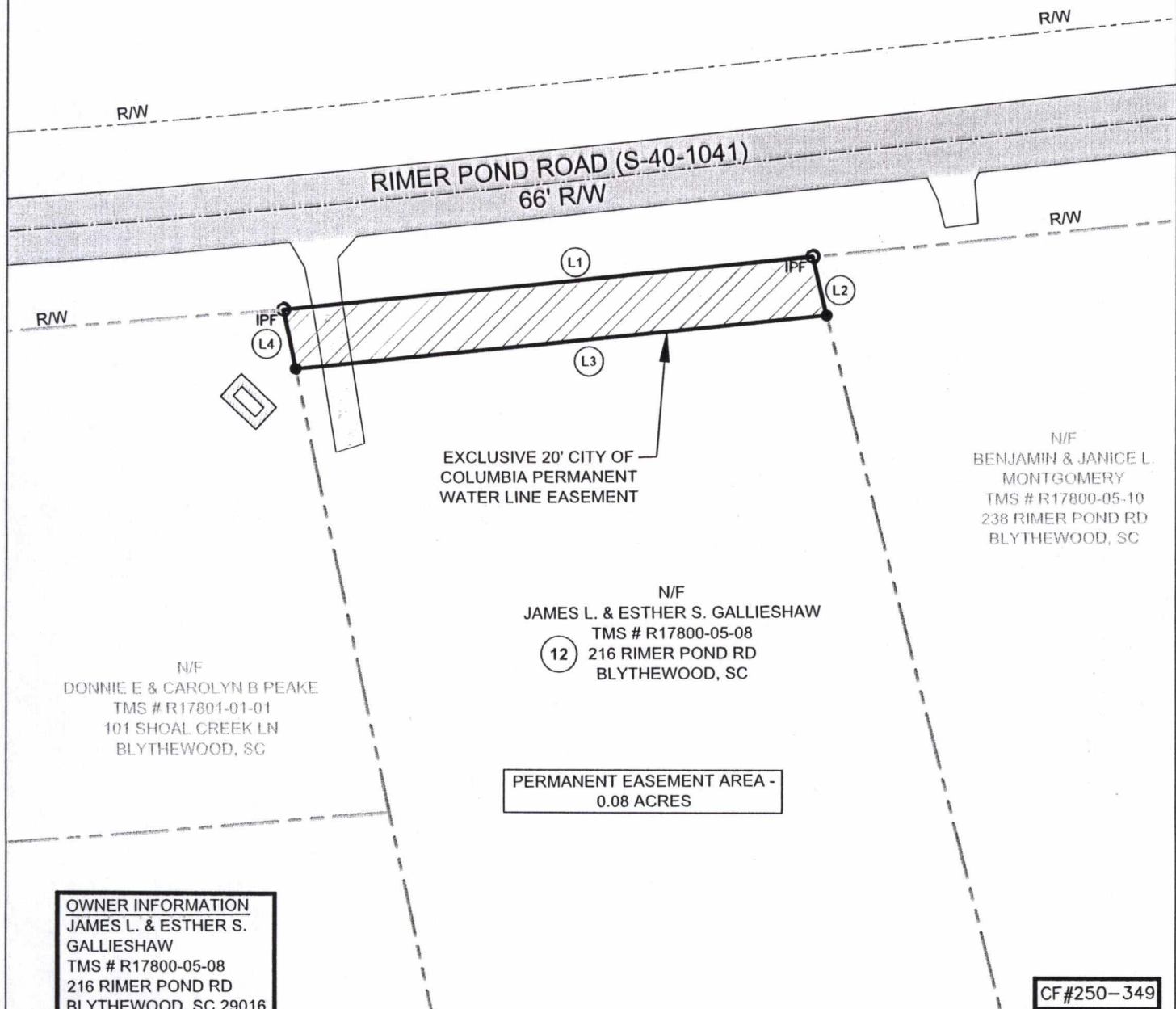
### GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	177.38'	N84°06'34.77"E
L2	20.18'	S13°32'32.22"E
L3	177.91'	S84°06'34.77"W
L4	20.12'	N12°03'12.61"W



**OWNER INFORMATION**  
 JAMES L. & ESTHER S. GALLIESHAW  
 TMS # R17800-05-08  
 216 RIMER POND RD  
 BLYTHEWOOD, SC 29016

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Dotted Box] EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			12 OF 53

ATTORNEY CERTIFICATION

I, Natasha Y.M. Pauling, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with James L. Gallieshaw as Grantor and the City of Columbia, as Grantee this 19<sup>th</sup> day of May, 20 15.

Natasha Y.M. Pauling  
State Bar Number: 0069481

ATTORNEY CERTIFICATION

I, Natasha V.M. Pauline, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Esther S. Gallieshaw as Grantor and the City of Columbia, as Grantee this 19<sup>th</sup> day of May, 2015.

Natasha V.M. Pauline

State Bar Number: 0069481

# 15576

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **BENJAMIN MONTGOMERY AND JANICE L. MONTGOMERY** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, located at 228 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-10, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-08, n/f Gallieshaw and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N84°15'27.01"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of one hundred seventy-seven and sixteen hundredths (177.16) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-09, n/f McMaster; thence turning and extending therefrom S19°41'54.68"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17800-05-09, for a distance of twenty and sixty-one hundredths (20.61) feet to a point; thence turning and extending therefrom S84°15'27.01"W along the subject property, for a distance of one hundred seventy-nine and thirty-nine hundredths (179.39) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-08; thence turning and extending therefrom N13°32'32.97"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17800-05-08, for a distance of twenty and nineteen hundredths (20.19) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-08 and the southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NRA S.V. IS  
Legal Department City of Columbia, SC

Book 2038-788  
 2015047146 06/25/2015 15:50:13:960  
 Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015047146 John T. Hopkins II Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project# WM3872, drawing 13 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #13 OF 53

CONDITIONS:

1. The City of Columbia agrees to set one residential tap on the subject water main to be constructed on the subject property without fee. Cost for the meter and Dual Check Valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.
2. During the process of construction of the herein-referenced water main, every effort will be made to save the Cypress tree located within the easement area. The Cypress tree will be subject to a one-year warranty and should it die within one year after completion of the construction of the water main, the City of Columbia will remove the tree and all debris from the subject property at its sole expense and coordinate with a local nursery to replace said Cypress tree from nursery stock of a minimum size of 15 gallons and plant it outside of the easement area on the subject property as specified by the Grantor herein.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 11 day of June, 2015.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
**BENJAMIN MONTGOMERY**

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 11 day of June, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)  
[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
JANICE L MONTGOMERY

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2015 by the within-named Grantor.

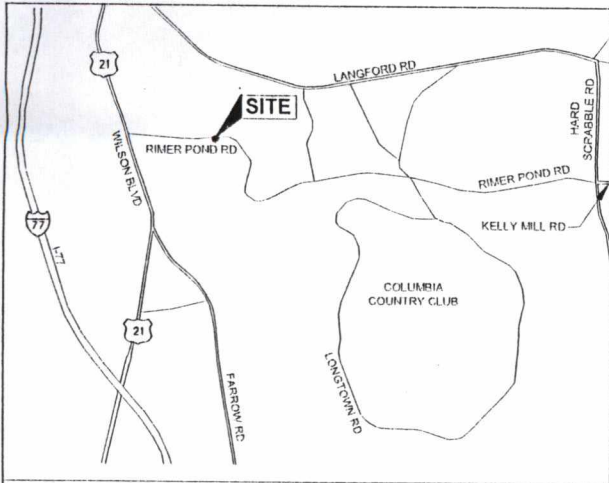
[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

# EXHIBIT

## A

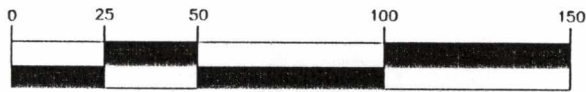


LOCATION MAP  
N.T.S.

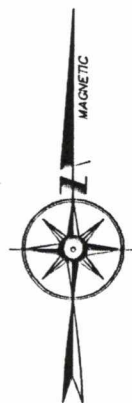
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

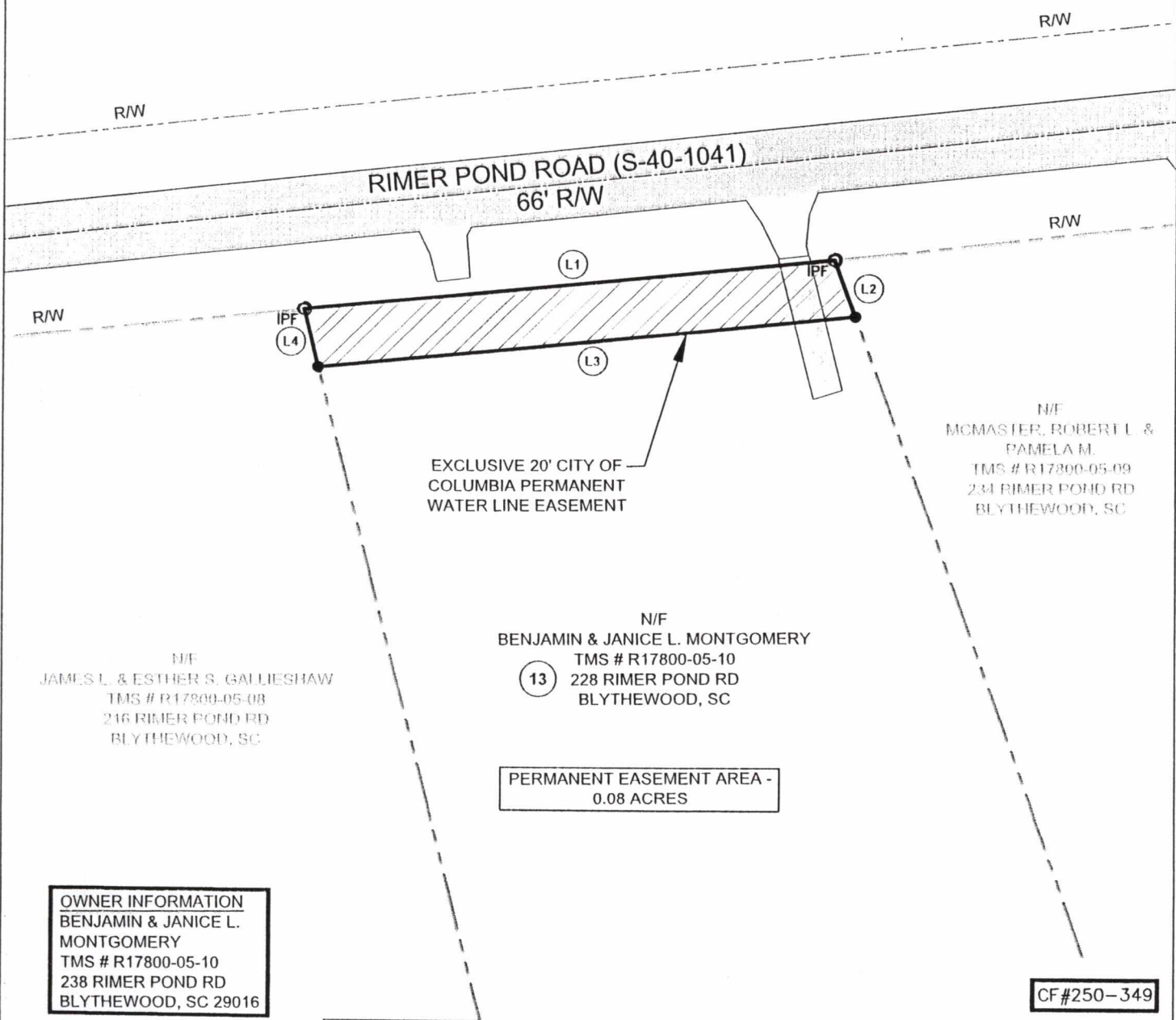
### GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	177.16'	N84°15'27.01"E
L2	20.61'	S19°41'54.68"E
L3	179.39'	S84°15'27.01"W
L4	20.19'	N13°32'32.97"W



**OWNER INFORMATION**  
 BENJAMIN & JANICE L. MONTGOMERY  
 TMS # R17800-05-10  
 238 RIMER POND RD  
 BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 13 OF 53



ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Benjamin Montgomery as Grantor and the City  
of Columbia, as Grantee this 11<sup>th</sup> day of June, 2015.

Dana M. Thye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Janice L. Montgomery as Grantor and the City  
of Columbia, as Grantee this 11<sup>th</sup> day of June, 2015.

Dana M. Thye  
State Bar Number: 16602

#16045

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )



Book 2156-3998

2016080605 10/18/2016 14:57:44:660

Easement

2016080605

John T. Hopkins II

Richland County R.O.D.

Fee: \$0.00

County Tax: \$0.00

State Tax: \$0.00

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the

receipt of which is hereby acknowledged, ROBERT L. McMASTER & PAMELA M.

McMASTER (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 234 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-09, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-10, n/f Montgomery and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N83°46'46.29"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of two hundred seventy-one and seventy-three hundredths (271.73) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17800-05-14, n/f Soto; thence turning and extending therefrom S12°39'02.34"E along the common boundary of the northeastern property line of the subject property and the southwestern property line of said Richland County TMS#17800-05-14, for a distance of twenty and thirteen hundredths (20.13) feet to a point; thence turning and extending therefrom S83°46'46.28"W along the subject property, for a distance of two hundred sixty-nine and nineteen hundredths (269.19) feet to intersect the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-10; thence turning and extending therefrom N19°41'54.68"W along the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-10, for a distance of twenty and fifty-seven hundredths (20.57) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-10 and the southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NAH 8.17.16

Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 14 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITIONS:

1. Your property will be restored as nearly as possible to its original condition. This includes the existing concrete driveway, sprinkler systems, lighting, flag pole, landscaping and any other improvements located within the permanent easement; however, trees will not be replaced within the permanent easement area and shall be removed from the property and replaced with landscaping turf to match the existing lawn of the subject property.
2. The City of Columbia agrees to set one residential ¾" tap on the subject water main to be constructed on the subject property without fee. The cost for the meter and dual check valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.
3. Grantor shall not be required by the City of Columbia to connect to the City of Columbia water system once it is approved for operation and maintenance.
4. The easement granted herein is for the explicit purposes outlined herein and no other type of utility can locate within the said water easement without the express written permission of the property owner and the City of Columbia collectively.

HMG

EASEMENT #14 OF 53

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 3<sup>rd</sup> day of September, 2016.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
**ROBERT L. McMASTER**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 3<sup>rd</sup> day of September, 2016.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
PAMELA M. McMASTER

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

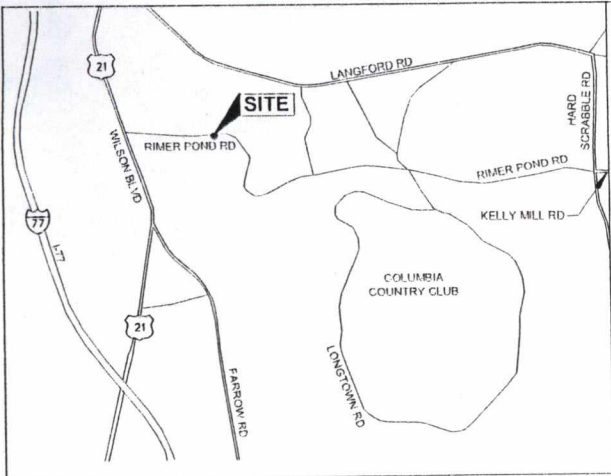
COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

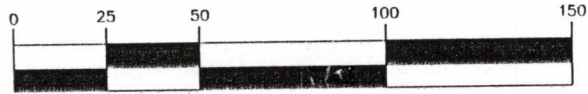


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

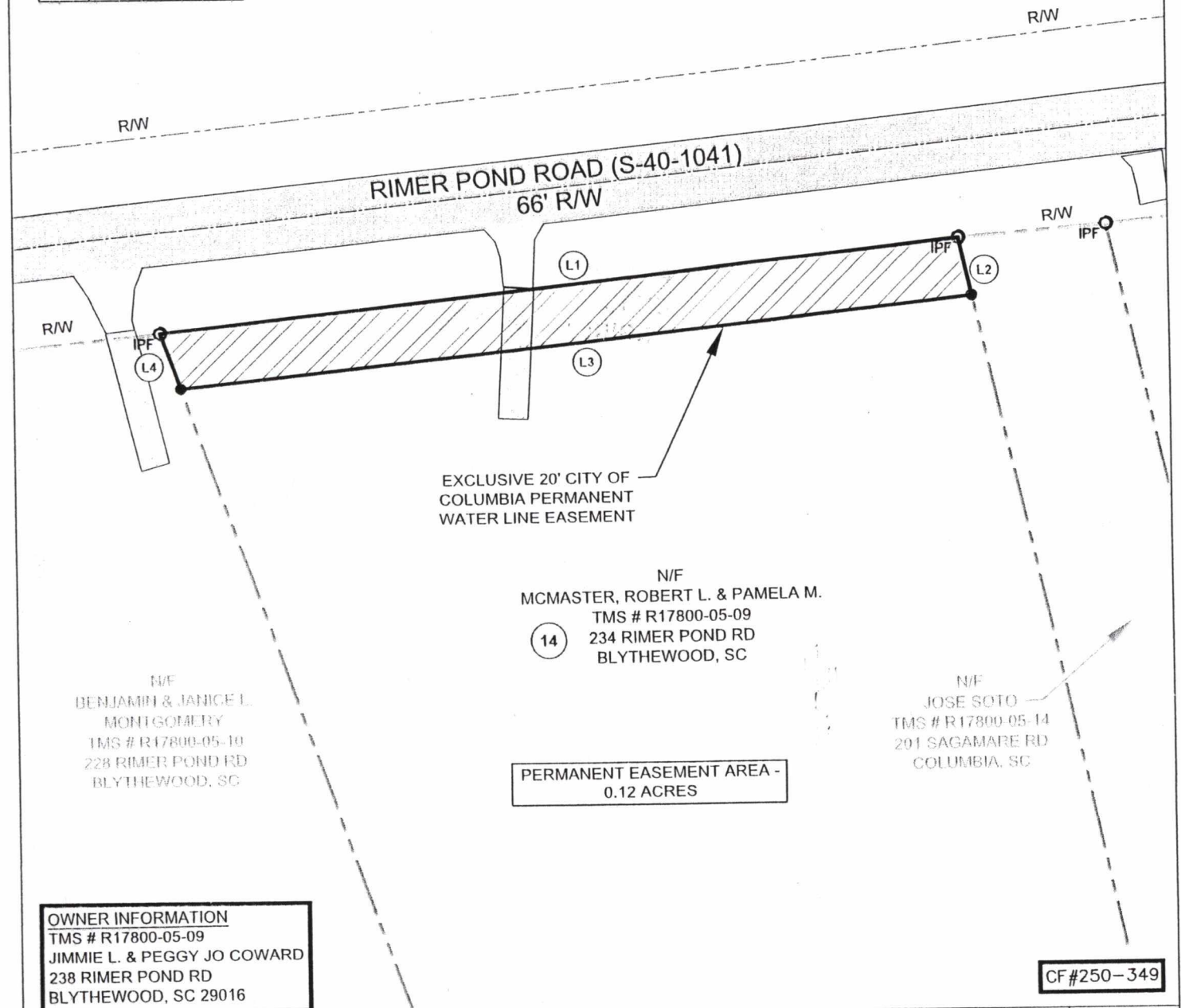
GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	271.73'	N83°46'46.29"E
L2	20.13'	S12°39'02.34"E
L3	269.19'	S83°46'46.28"W
L4	20.57'	N19°41'54.68"W



**OWNER INFORMATION**  
TMS # R17800-05-09  
JIMMIE L. & PEGGY JO COWARD  
238 RIMER POND RD  
BLYTHEWOOD, SC 29016

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			14 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with ROBERT L. McMASTER as Grantor and the City of Columbia, as Grantee, this 3<sup>rd</sup> day of September, 20 14.

Dana M. Thye

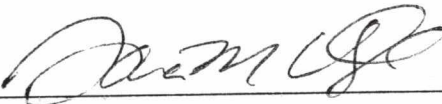
State Bar or License Number 16602

ROBERT L. McMASTER  
CITY OF COLUMBIA



ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the  
State of SC, do hereby certify that I supervised the  
execution of the attached Easement for Water Main along Rimer Pond Road from Water  
Tank to Hard Scrabble Road with PAMELA M. McMASTER as Grantor and the City of  
Columbia, as Grantee, this 3<sup>rd</sup> day of September, 20 16.

  
State Bar or License Number 14602

COPY

#15482

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **JOSE SOTO** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located along the southern side of Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17800-05-14, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-09, n/f McMaster and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N85°19'08.14"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of fifty and thirty-eight hundredths (50.38) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17805-01-06, n/f Bermudez; thence turning and extending therefrom S12°36'58.41"E along the common boundary of the northeastern property line of the subject property and the southwestern property line of said Richland County TMS#17805-01-06, for a distance of twenty and nineteen hundredths (20.19) feet to a point; thence turning and extending therefrom S85°19'08.29"W along the subject property, for a distance of fifty and thirty-six hundredths (50.36) feet to intersect the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-09; thence turning and extending therefrom N12°39'02.34"W along the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-09, for a distance of twenty and two tenths (20.2) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-09 and the southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2013-1284  
 2015018726 03/20/2015 11:13:00:430 Easement  
 Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00



2015018726 John T. Hopkins II Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 15 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #15 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 5 day of March, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)  
[Signature]  
(2<sup>nd</sup> Witness Signature)

Jose Soto  
JOSE SOTO

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

APPROVED AS TO FORM  
NRA 1.16.15  
Legal Department, City of Columbia

# EXHIBIT

## A

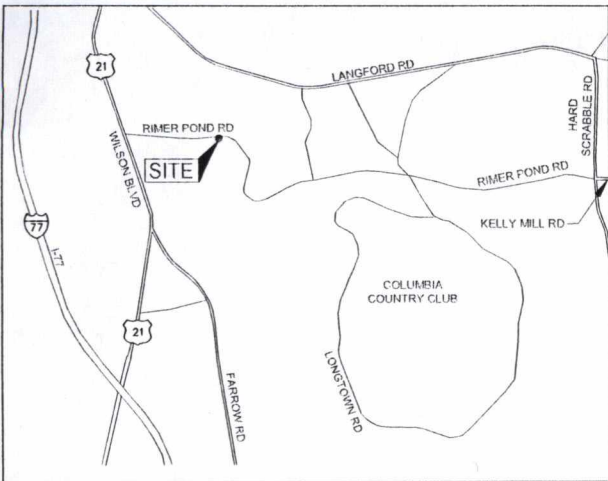
### REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17800; 2015 EDITION.

### GRAPHIC SCALE

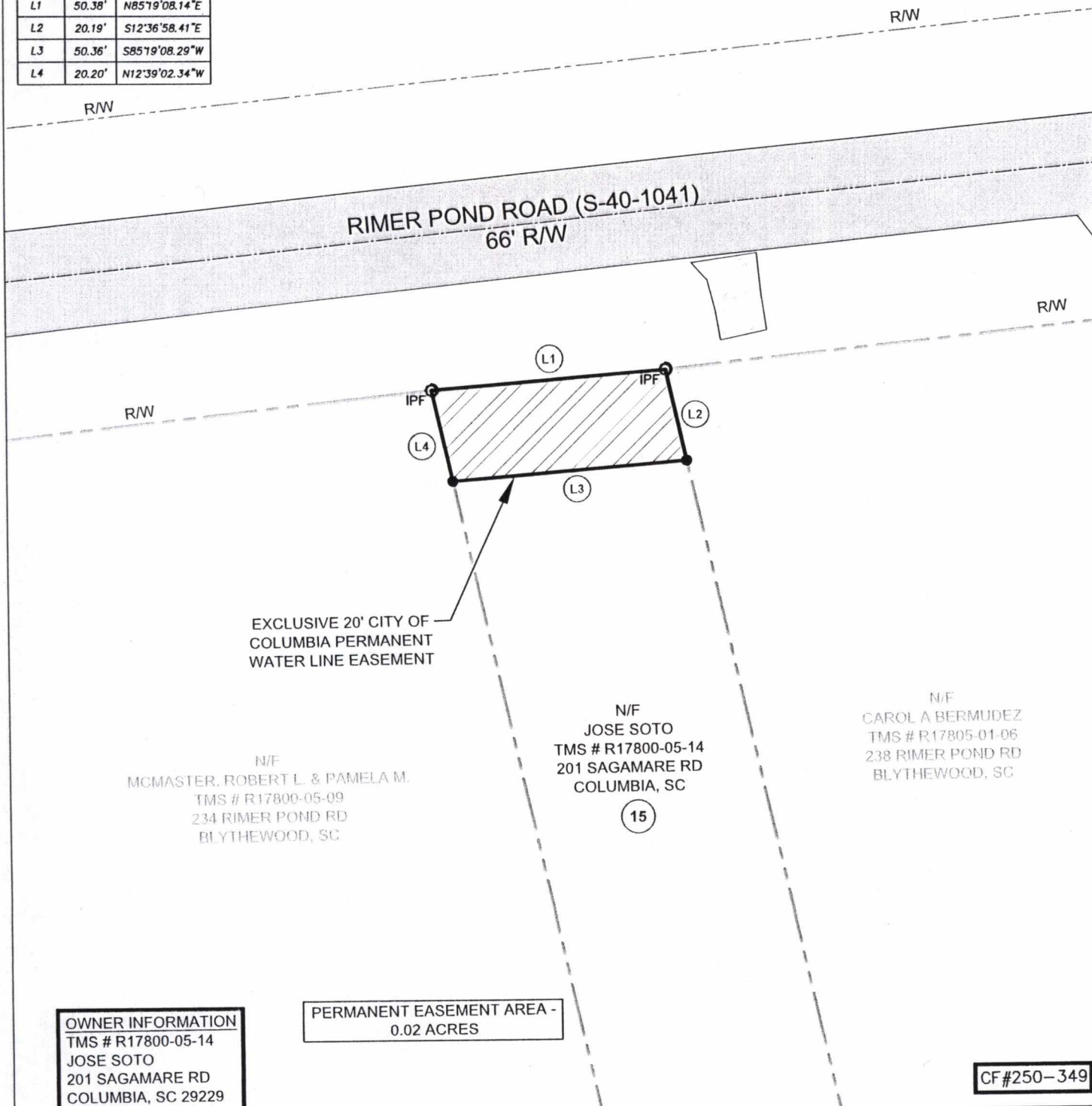


1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.38'	N85°19'08.14"E
L2	20.19'	S12°36'58.41"E
L3	50.36'	S85°19'08.29"W
L4	20.20'	N12°39'02.34"W



**OWNER INFORMATION**  
TMS # R17800-05-14  
JOSE SOTO  
201 SAGAMARE RD  
COLUMBIA, SC 29229

**PERMANENT EASEMENT AREA - 0.02 ACRES**

**CF #250-349**

### LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			15 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Jose Soto as Grantor and the City of Columbia, as Grantee this 5<sup>th</sup> day of March, 2015.

Dana M. Thye

State Bar Number: 10602

# 15993

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT

COPY

For and in consideration of the sum of Two Thousand (\$2,000.00) Dollars, the receipt of which is hereby acknowledged, CAROL A. AGUILAR F/K/A CAROL A. BERMUDEZ (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 238 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17805-01-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17800-05-14, n/f Soto and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N84°05'50.03"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of one hundred twenty-four and eighty-four hundredths (124.84) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17805-01-05, n/f Nicholson; thence turning and extending therefrom S05°54'22.20"E along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17805-01-05, for a distance of twenty (20) feet to a point; thence turning and extending therefrom S84°05'56.57"W along the subject property, for a distance of one hundred twenty-two and forty-eight hundredths (122.48) feet to intersect the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-14; thence turning and extending therefrom N12°36'58.41"W along the common boundary of the southwestern property line of the subject property and the northeastern property line of said Richland County TMS#17800-05-14, for a distance of twenty and fourteen hundredths (20.14) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17800-05-14 and the southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2135-3840  
2016057124 08/08/2016 15:12:14:070  
Fee: \$0.00 County Tax: \$0.00 Easement State Tax: \$0.00  
2016057124 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

NAH 7.13.16  
Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 16 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

The City of Columbia, its contractor, agents and employees are aware of the existence of a septic system and/or drain field on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main project, damages occurred to the existing septic system and/or drain field as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the septic system and/or drain field.

HMG

EASEMENT #16 OF 53

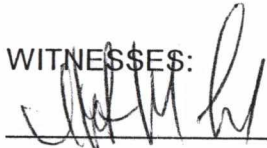
**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

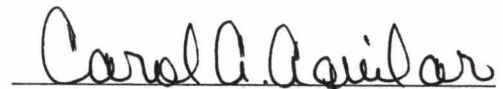


TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 29<sup>th</sup> day of July, 2016.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

  
CAROL A. AGUILAR F/K/A  
CAROL A. BERMUDEZ

  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2016 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

# EXHIBIT

## A

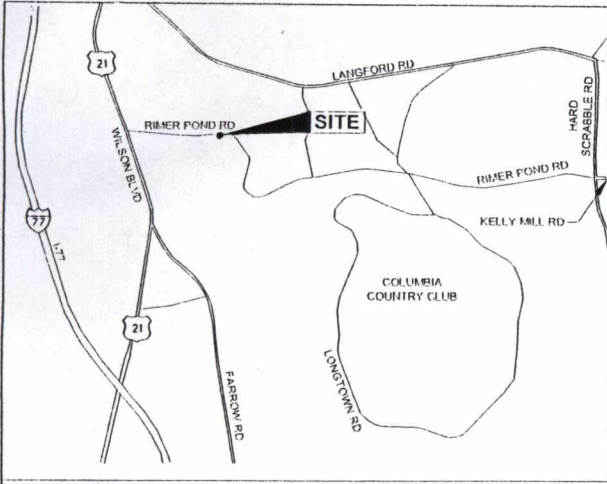
### REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2015 EDITION.

### GRAPHIC SCALE

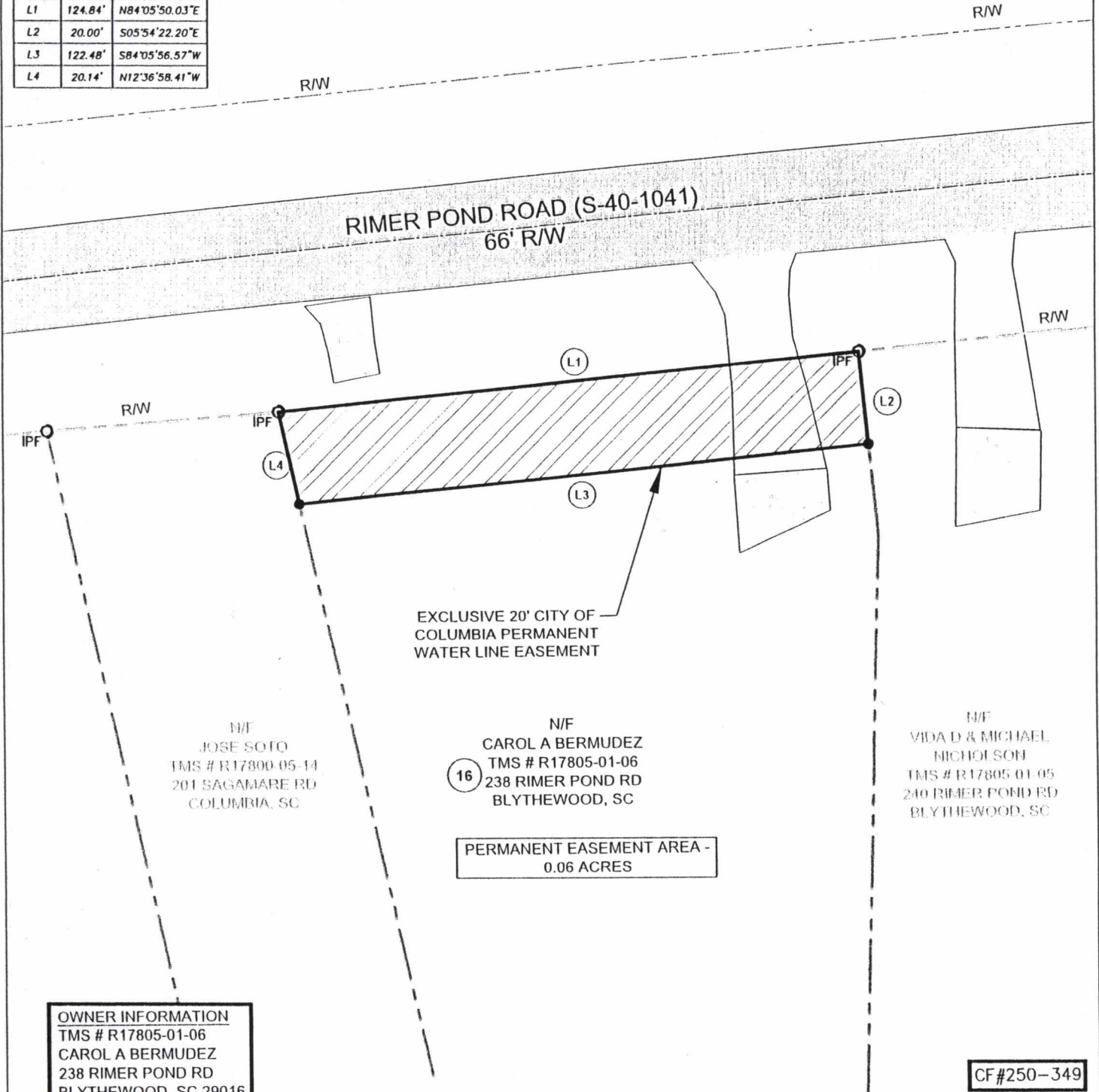


1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE #	LENGTH	DIRECTION
L1	124.84'	N84°05'50.03"E
L2	20.00'	S05°54'22.20"E
L3	122.48'	S84°05'56.57"W
L4	20.14'	N12°36'58.41"W



**OWNER INFORMATION**  
TMS # R17805-01-06  
CAROL A BERMUDEZ  
238 RIMER POND RD  
BLYTHEWOOD, SC 29016

CF#250-349

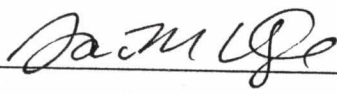
### LEGEND

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 16 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Carol A. Aguilar F/K/A Carol A. Bermudez as Grantor and the City of Columbia, as Grantee, this 29<sup>th</sup> day of July, 20 14.

  
State Bar or License Number 16602

#16592

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of two thousand and no/100s (\$2,000.00) dollars, the receipt of which is hereby acknowledged, **MICHAEL L. NICHOLSON & VIDA D. NICHOLSON** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 240 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 2, Rimer Wood and being further identified as a portion of Richland County tax map number 17805-01-05, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17805-01-06, n/f Bermudez and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom N85°34'30.81"E along the common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Rimer Pond Road, for a distance of one hundred twenty-seven and thirty-three hundredths (127.27) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17805-01-04, n/f Samuels; thence turning and extending therefrom S04°30'21.93"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17805-01-04, for a distance of twenty and six hundredths (20.06) feet to a point; thence turning and extending therefrom S85°31'01.69"W along the subject property, for a distance of one hundred twenty-three and sixty-eight hundredths (123.63) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17805-01-06; thence turning and extending therefrom N05°54'54.07"W along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17805-01-06, for a distance of twenty (20) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17805-01-06 and the southeastern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2306-884  
 2018036168 05/25/2018 10:53:21:820 Easement  
 Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00  
  
 2018036168 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM  
 NAH 8.26.16  
 Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 17 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

The City of Columbia, its contractor, agents and employees are aware of the existence of a septic system and/or drain field on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main project, damages occurred to the existing septic system and/or drain field as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the septic system and/or drain field.

HMG

EASEMENT #17 OF 53

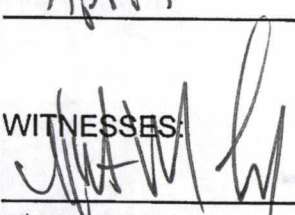
**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

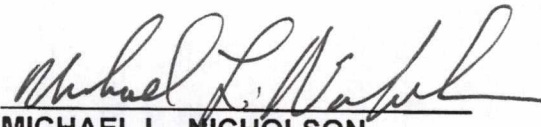
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.


And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 26<sup>th</sup> day of April, 2018.

WITNESSES:

  
(1<sup>st</sup> Witness Signature)

  
MICHAEL L. NICHOLSON

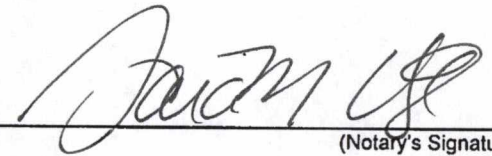
  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2018 by the within-named Grantor.

  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 26<sup>th</sup> day of April, 2018.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
VIDA D. NICHOLSON

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2018 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
MY COMMISSION EXPIRES 6-8-2020

# EXHIBIT

A

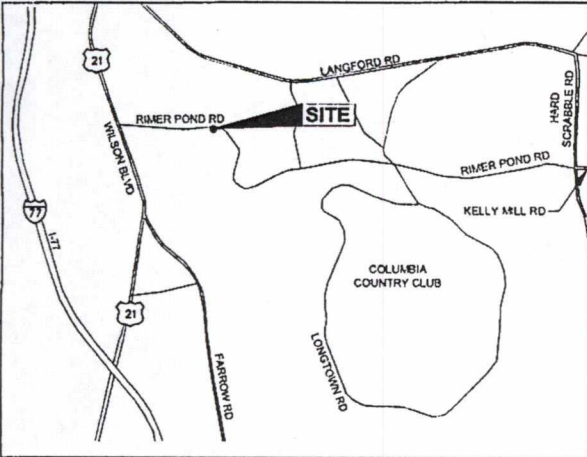
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2015 EDITION.

**GRAPHIC SCALE**



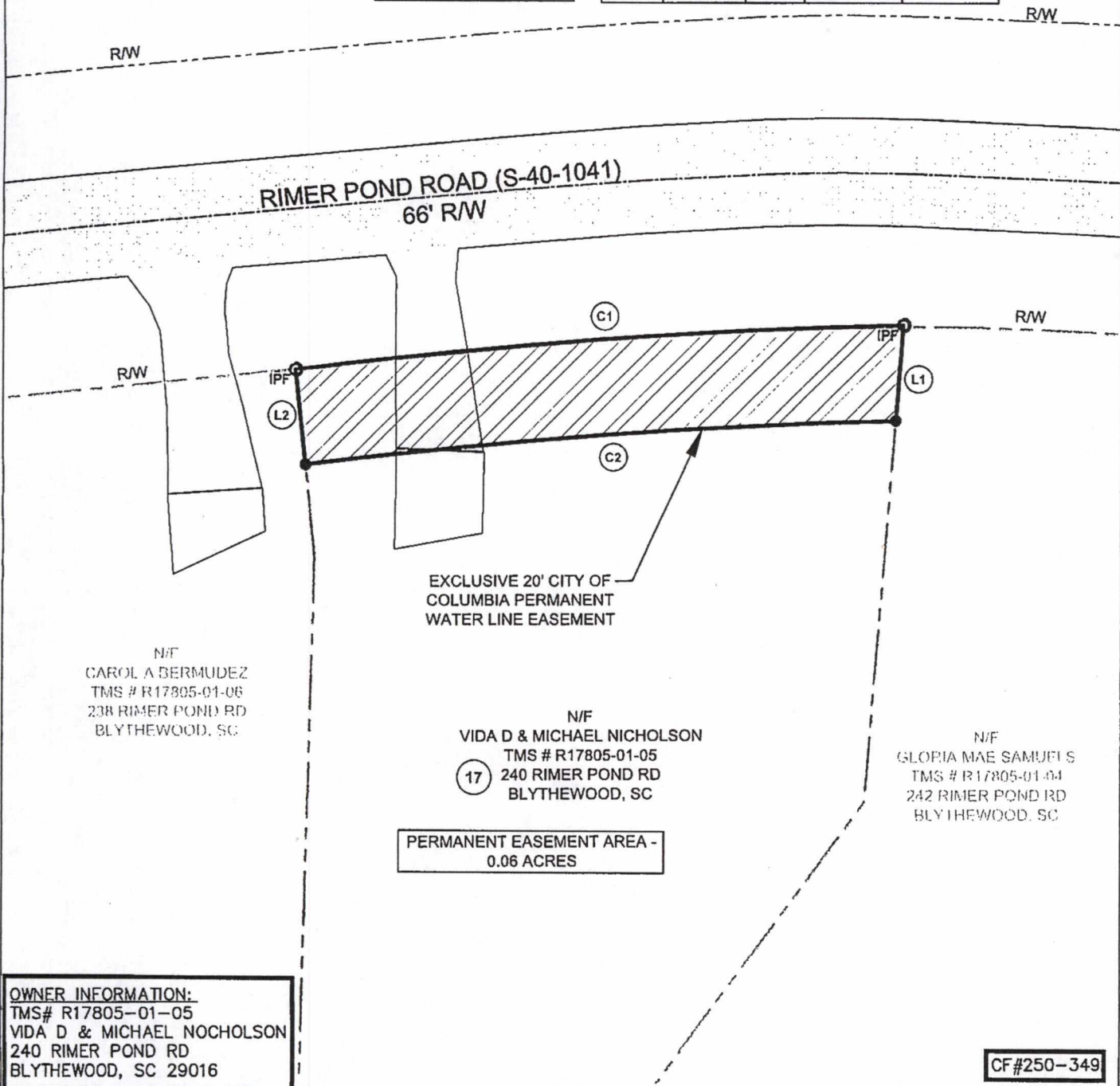
1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.06'	N04°30'21.93"E
L2	20.00'	S05°34'54.07"E

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	127.33'	1240.79'	S85°34'30.81"W	127.27'
C2	123.68'	1223.28'	N85°31'01.69"E	123.63'



**OWNER INFORMATION:**  
TMS# R17805-01-05  
VIDA D & MICHAEL NOCHOLSON  
240 RIMER POND RD  
BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

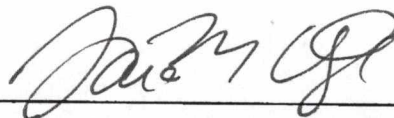
- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 17 OF 53



ATTORNEY CERTIFICATION

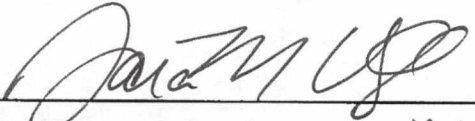
I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Michael L. Nicholson as Grantor and the City of Columbia, as Grantee, this 26<sup>th</sup> day of April, 20 19.



State Bar or License Number 16602

ATTORNEY CERTIFICATION

I, Dane M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Vida D. Nicholson as Grantor and the City of Columbia, as Grantee, this 24<sup>th</sup> day of April, 20 18.

  
State Bar or License Number 14602

COPY

#15512  
STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, GLORIA MAE SAMUELS (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 242 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 3, Rimer Woods and being further identified as a portion of Richland County tax map number 17805-01-04, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17805-01-05, n/f Nicholson and the southeastern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S84°59'46.96"E along the common boundary of the northern to northeastern property line of the subject property and the southern to southwestern rights-of-way of Rimer Pond Road, for a distance of one hundred twenty-five and fifty-nine hundredths (125.59) feet to intersect the common boundary of the northeastern property corner of the subject property and the northwestern property corner of Richland County TMS#17805-01-03, n/f Harrison; thence turning and extending therefrom S12°35'36.54"W along the common boundary of the eastern property line of the subject property and the western property line of said Richland County TMS#17805-01-03, for a distance of twenty and two hundredths (20.02) feet to a point; thence turning and extending therefrom N84°57'58.97"W along the subject property, for a distance of one hundred twenty-two and seventy-four hundredths (122.74) feet to intersect the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17805-01-05; thence turning and extending therefrom N04°30'21.93"E along the common boundary of the western property line of the subject property and the eastern property line of said Richland County TMS#17805-01-05, for a distance of twenty and six hundredths (20.06) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17805-01-05 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2019-72  
2015027269 04/09/2015 15:27:59:193  
Fee: \$0.00 County Tax: \$0.00

Easement  
State Tax: \$0.00

APPROVED AS TO FORM

NRA 3.3.15  
Legal Department City of Columbia, SC



This easement being more clearly shown and delineated on an easement drawing for Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 18 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina, and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

The City of Columbia, its contractor, agents and employees are aware of the existence of a septic system and/or drain field on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main project, damages occurred to the existing septic system and/or drain field as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the septic system and/or drain field.

HMG

EASEMENT #18 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 26<sup>th</sup> day of March, 2015.

WITNESSES

[Handwritten Signature]  
(1<sup>st</sup> Witness Signature)

[Handwritten Signature]  
(2<sup>nd</sup> Witness Signature)

Gloria M. Samuels  
GLORIA MAE SAMUELS

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Handwritten Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

# EXHIBIT

## A

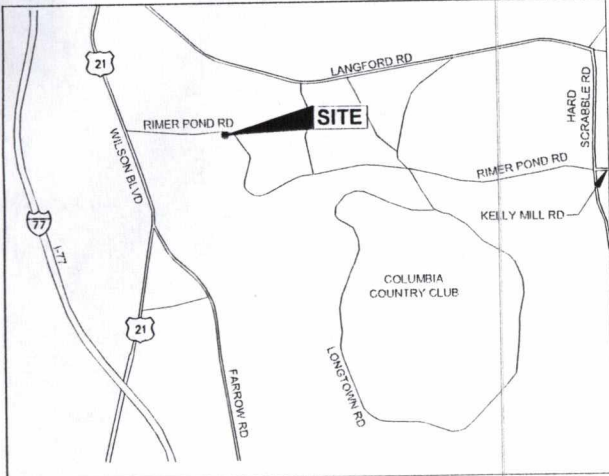
### REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2015 EDITION.

### GRAPHIC SCALE



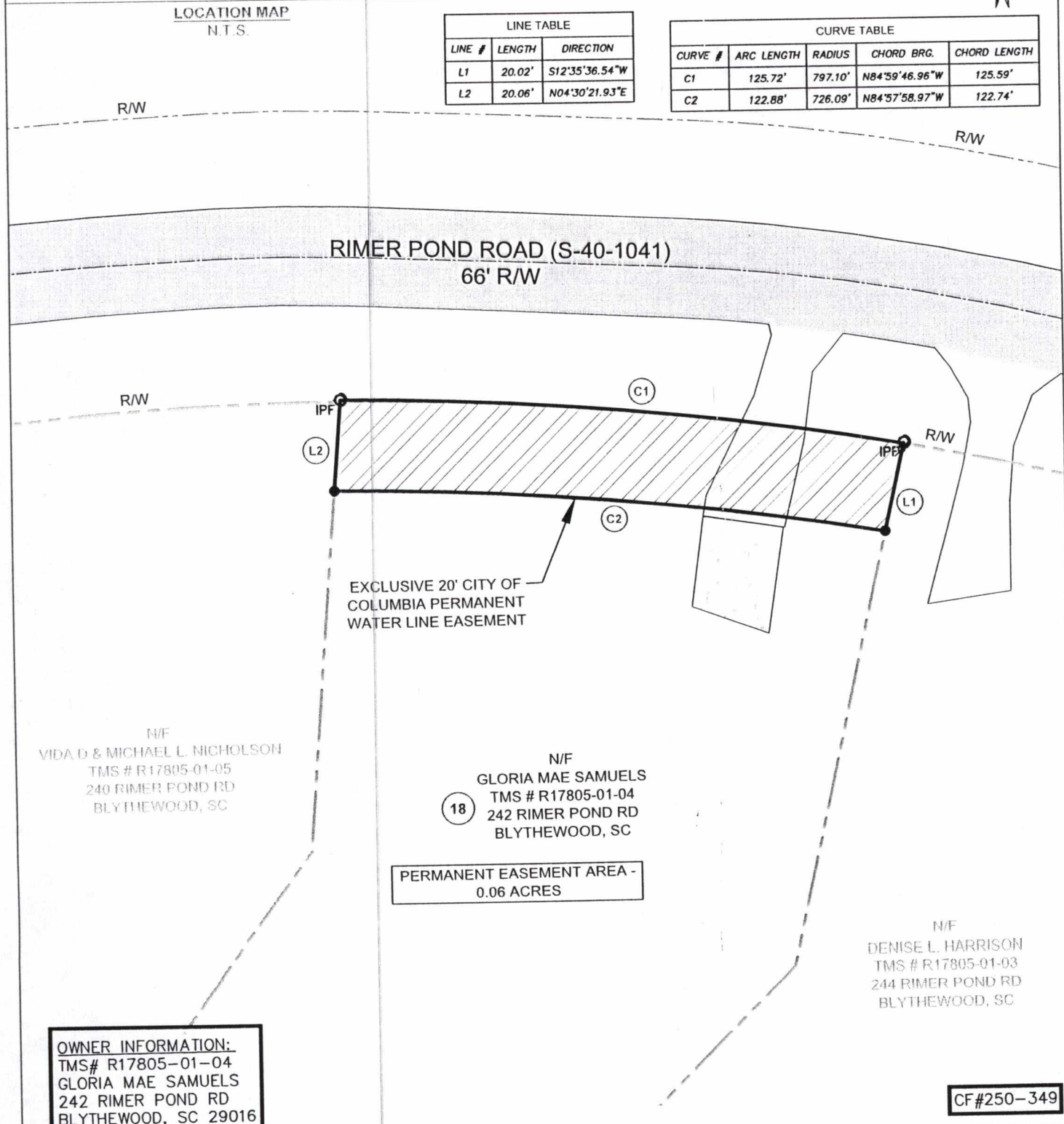
1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.02'	S12°35'36.54"W
L2	20.06'	N04°30'21.93"E

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	125.72'	797.10'	N84°59'46.96"W	125.59'
C2	122.88'	726.09'	N84°57'58.97"W	122.74'



**OWNER INFORMATION:**  
TMS# R17805-01-04  
GLORIA MAE SAMUELS  
242 RIMER POND RD  
BLYTHEWOOD, SC 29016

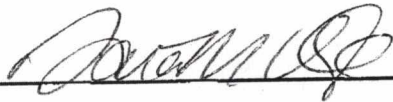
### LEGEND

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 30'	APPROVED BY:	
DATE:	01/08/15	W.K. DICKSON & CO., INC.	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 18 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Gloria Mae Samuels as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of March, 2015.



State Bar Number: 16602

COPY

#15513

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **DENISE L. HARRISON** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 244 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 4, Rimer Woods and being further identified as a portion of Richland County tax map number 17805-01-03, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property, the northeastern property corner of Richland County TMS#17805-01-04, n/f Samuels and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S73°32'44.71"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred fifty-three and thirty-nine hundredths (153.39) feet to intersect the northwestern boundary line of an existing 15' City of Columbia water line easement (CF#294-12) at a point eight and twelve hundredths (8.12) feet northwest of the northeastern property corner of the subject property; thence turning and extending therefrom S45°36'13.05"W along the northwestern boundary of said existing 15' City of Columbia water line easement, for a distance of twenty-one and seventy-three hundredths (21.73) feet to a point; thence turning and extending therefrom N73°56'59.72"W along the subject property, for a distance of one hundred forty-one and forty-one hundredths (141.41) feet to intersect the common boundary of the northwestern property line of the subject property and the southeastern property line of said Richland County TMS#17805-01-04; thence turning and extending therefrom N12°35'36.54"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of said Richland County TMS#17805-01-04, for a distance of twenty and two hundredths (20.02) feet to intersect the common boundary of the northwestern property corner of the subject property, the northeastern property corner of said Richland County TMS#17805-01-04 and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2019-62  
 2015027267 04/09/2015 15:27:58:927 Easement  
 Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00

2015027267 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

NRA 3.3.15  
 Legal Department City of Columbia, SC



This easement being more clearly shown and delineated on an easement drawing for Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 19 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

CONDITION:

The City of Columbia, its contractor, agents and employees are aware of the existence of a septic system and/or drain field on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main project, damages occurred to the existing septic system and/or drain field as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the septic system and/or drain field.

HMG

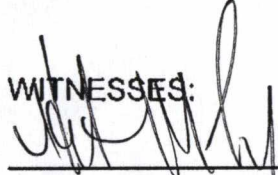
EASEMENT #19 OF 53

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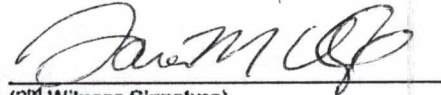
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 26<sup>th</sup> day of March, 2015.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

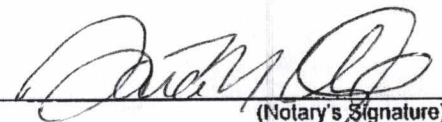
  
\_\_\_\_\_  
DENISE L. HARRISON

  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2015 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)  
MY COMMISSION EXPIRES 6-8-2020  
(Date)

# EXHIBIT

A

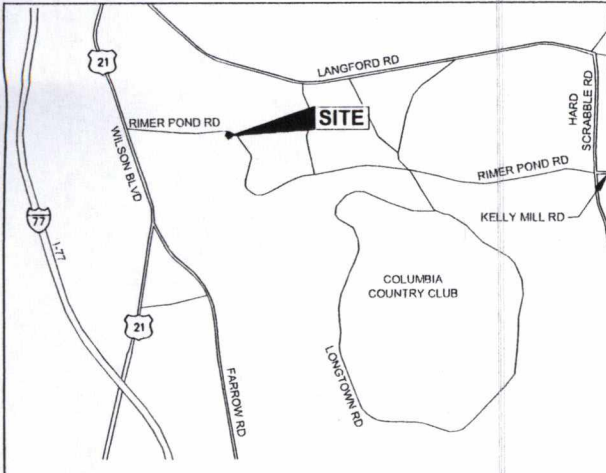
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2015 EDITION.

## GRAPHIC SCALE



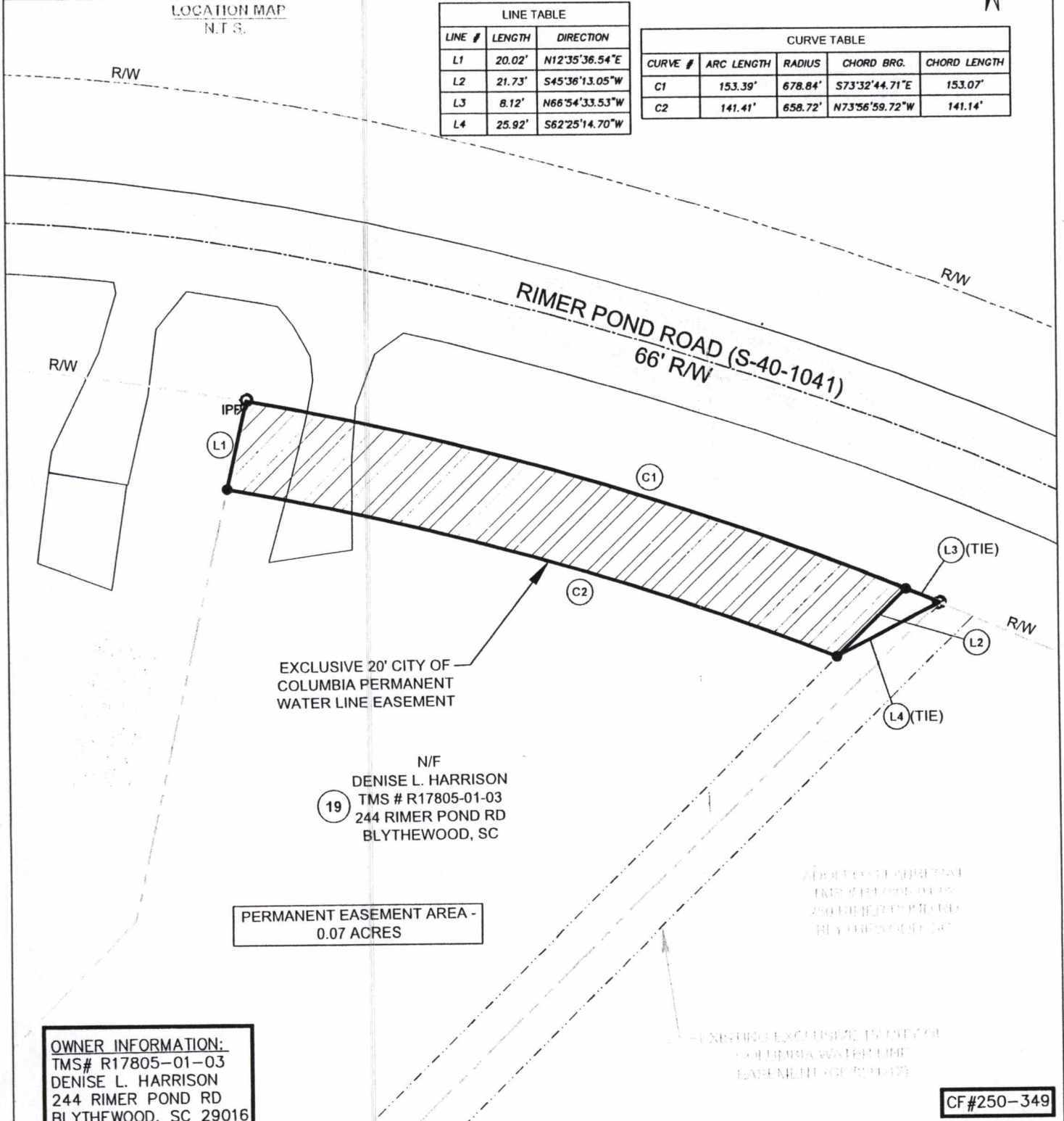
1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.02'	N12°35'36.54"E
L2	21.73'	S45°36'13.05"W
L3	8.12'	N66°54'33.53"W
L4	25.92'	S62°25'14.70"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	153.39'	678.84'	S73°32'44.71"E	153.07'
C2	141.41'	658.72'	N73°56'59.72"W	141.14'



**OWNER INFORMATION:**  
TMS# R17805-01-03  
DENISE L. HARRISON  
244 RIMER POND RD  
BLYTHEWOOD, SC 29016

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
	PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE:	1" = 30'	APPROVED BY:	DRAWN BY: KEU
DATE:	01/08/15		CKD. SMH
REVISION DATE:		PREPARED BY:	
		W.K. DICKSON & CO., INC.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 19 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Denise L. Harrison as Grantor and the City of  
Columbia, as Grantee this 26<sup>th</sup> day of March, 2015.

Dana M. Thye  
State Bar Number: 16602

COPY

#16059

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of one thousand seven hundred fifty and no/100s (\$1,750.00) dollars, the receipt of which is hereby acknowledged, **ADOLFO G. FABREGAT** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty-five (25) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 250 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 28, Eagles Glen, Phase 1 and being further identified as a portion of Richland County tax map number 17805-01-02, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, twenty-five (25) feet in width and having the following perimeter measurements: beginning on the common boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road and extending therefrom in a southwesterly direction along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17805-01-01, n/f McWhorter, for a distance of twenty-nine and eighteen hundredths (29.18) feet to a point; thence turning and extending therefrom in a northwesterly curvilinear direction along the subject property, for a distance of two hundred fifty (250) feet to intersect the southeastern boundary of an existing Exclusive 15' City of Columbia water line easement (CF#294-12), located on the subject property at a point twenty-five and eight hundredths (25.08) feet southwest of the northern property corner of the subject property; thence turning and extending therefrom in a northeasterly direction along the subject property parallel to said easement, for a distance of twenty-six and ninety-six hundredths (26.96) feet to intersect the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road at a point eight and nine hundredths (8.09) feet southeast of the northern property corner of the subject property; thence turning and extending therefrom in a southeasterly curvilinear direction along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of two hundred sixty-four and eighty-eight hundredths (264.88) feet to intersect the northeastern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 20 of 53, dated January 8, 2015, last revised on August 23, 2016, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

Book 2156-3938

2016080595 10/18/2016 14:57:43:923

Fee: \$0.00

County Tax: \$0.00

Easement

State Tax: \$0.00



2016080595

John T. Hopkins II

Richland County R.O.D.

APPROVED AS TO FORM

*W.K.R.* 09/13/2016  
 Legal Department City of Columbia, SC

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #20 OF 53

**CONDITIONS:**

1. The herein-described twenty-five (25) feet permanent water easement is specifically granted for construction of the herein-referenced water main within the twenty (20) foot easement area outside of the designated "5' Tree Protection Zone" (within the boundaries of the said 25' permanent easement), which is located along the northeastern property line of the subject property and adjacent to the southwestern right-of-way of Rimer Pond Road.
2. The City, its contractors, agents and assigns shall be responsible to leave the subject property clear of debris and graded to match the existing slope of the property. The City of Columbia agrees to remove all trees, bushes and stumps from the twenty (20) foot portion of said water easement, excluding the "5' tree protection zone" portion of the said water easement.
3. Additionally, the City shall remove all trees, bushes and stumps from the "5' tree protection zone" for the construction of the herein-referenced water main and hereby agrees that the Grantor shall have the right to plant trees within the portion of the said water easement designated as a "5' Tree Protection Zone" only.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 29<sup>th</sup> day of September, 2016.

WITNESSES  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
ADOLFO G. FABREGAT

Natasha J.M. Pauly  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

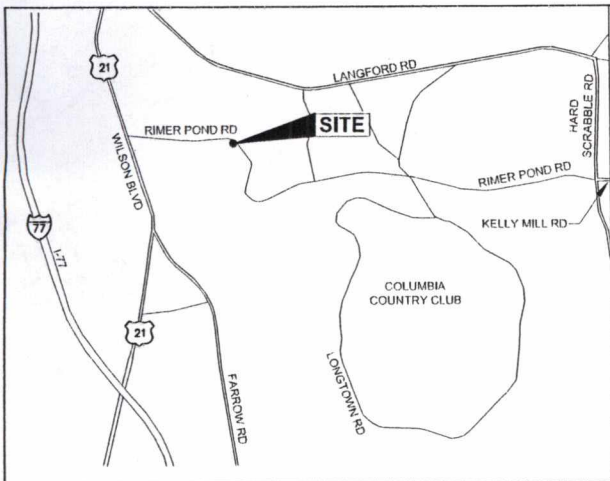
COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of September, 2016 by the within-named Grantor.

Natasha J.M. Pauly  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF South Carolina

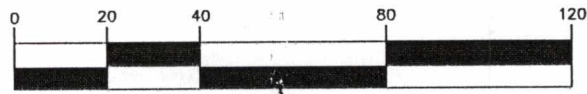
MY COMMISSION EXPIRES Feb. 27, 2025



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2016 EDITION.

**GRAPHIC SCALE**



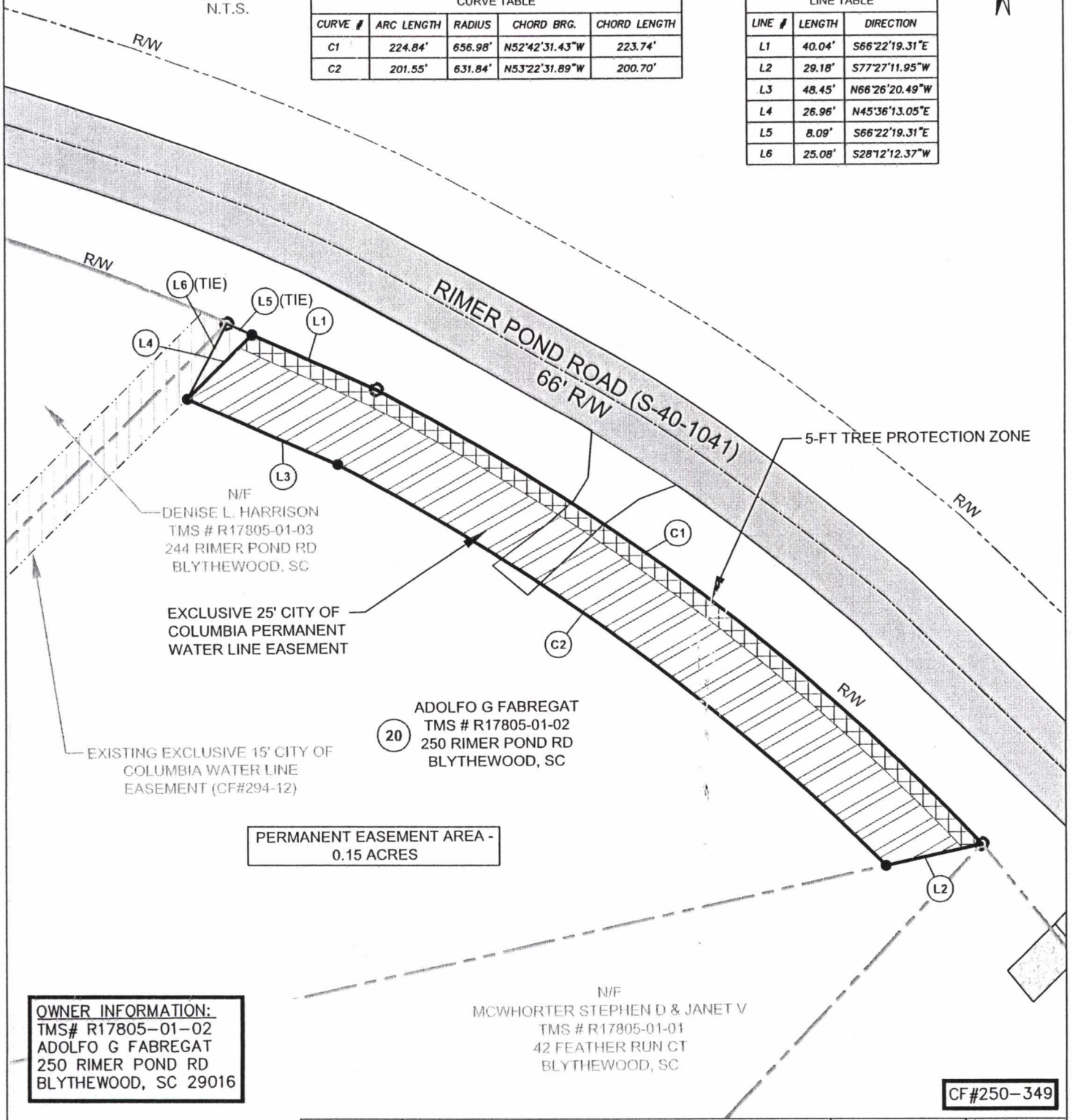
1 inch = 40 ft.



**LOCATION MAP**  
N.T.S.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	224.84'	656.98'	N52°42'31.43"W	223.74'
C2	201.55'	631.84'	N53°22'31.89"W	200.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.04'	S66°22'19.31"E
L2	29.18'	S77°27'11.95"W
L3	48.45'	N66°26'20.49"W
L4	26.96'	N45°36'13.05"E
L5	8.09'	S66°22'19.31"E
L6	25.08'	S28°12'12.37"W



**OWNER INFORMATION:**  
TMS# R17805-01-02  
ADOLFO G FABREGAT  
250 RIMER POND RD  
BLYTHEWOOD, SC 29016

N/F  
MCWHORTER STEPHEN D & JANET V  
TMS # R17805-01-01  
42 FEATHER RUN CT  
BLYTHEWOOD, SC

**CF#250-349**

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT
- PROPOSED TREE PROTECTION ZONE WITHIN EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 40'	APPROVED BY:	DRAWN BY: SMH
DATE:	01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. NAL
REVISION DATE:	08/23/16		DRAWING NO.
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			20 OF 53



ATTORNEY CERTIFICATION

I, Natasha V. M. Pauline, an attorney licensed to practice in the State of South Carolina, do hereby certify that I supervised the execution of the attached Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road with Adolfo G. Fabregat as Grantor and the City of Columbia, as Grantee, this 29<sup>th</sup> day of September, 2016.

Natasha V. M. Pauline  
State Bar or License Number 20169481

COPY

#15612

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, STEPHEN D. McWHORTER & JANET V. McWHORTER (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 42 Feather Run Court, Blythewood, South Carolina 29016, designated as Lot 29, Eagles Glen, Phase 1 and being further identified as a portion of Richland County tax map number 17805-01-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road and extending therefrom S43°16'04.84"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17700-01-78, n/f Hair, for a distance of twenty and two tenths (20.2) feet to a point; thence turning and extending therefrom N43°04'50.26"W along the subject property, for a distance of thirteen and sixteen hundredths (13.16) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N77°24'44.16"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17805-01-02, n/f Fabregat, for a distance of twenty-three and thirty-nine hundredths (23.39) feet to intersect the common boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 21 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

Book 2044-2847  
2015054011 07/23/2015 08:25:40:233 Easement  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015054011 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

01/29/2015

Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 2<sup>nd</sup> day of July, 2015.

WITNESSES  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
STEPHEN D. McWHORTER

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 8<sup>th</sup> day of July, 2015.

WITNESSES  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature] Janet V. McWhorter  
**JANET V. McWHORTER**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

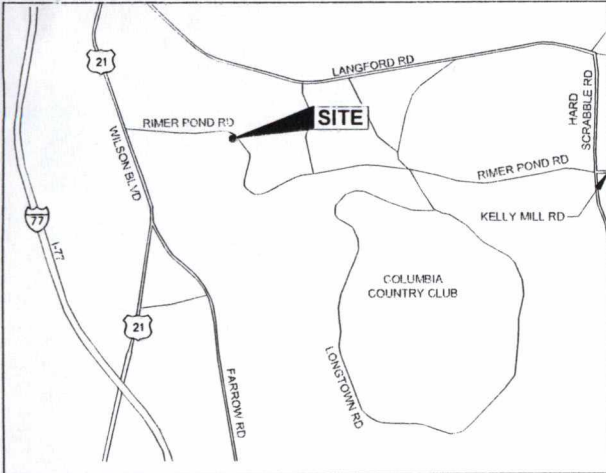
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

708



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17805; 2015 EDITION.

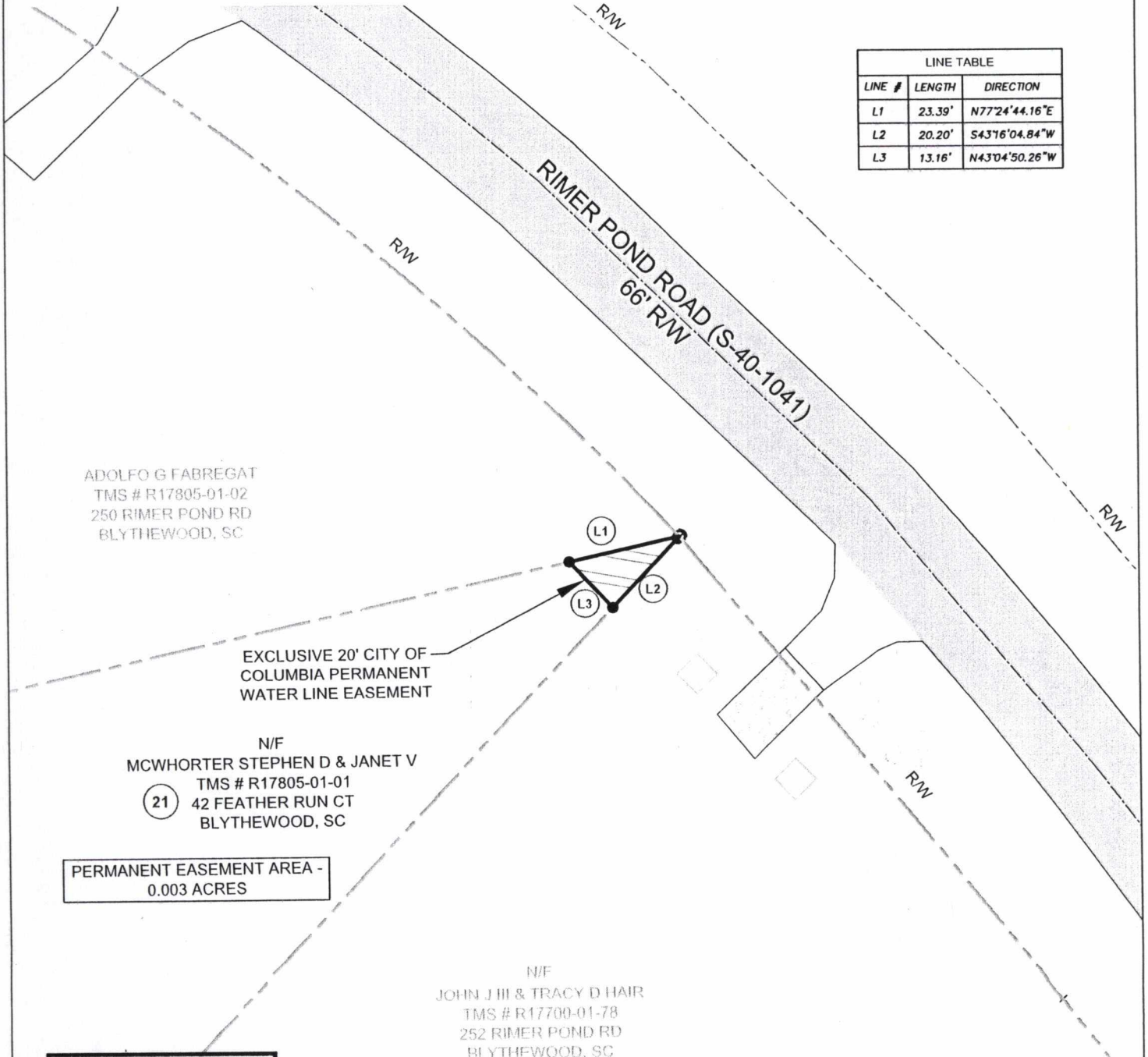
**GRAPHIC SCALE**



1 inch = 30 ft.



**LOCATION MAP  
N.T.S.**



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.39'	N77°24'44.16"E
L2	20.20'	S43°16'04.84"W
L3	13.16'	N43°04'50.26"W

**OWNER INFORMATION:**  
TMS# R17805-01-01  
MCWHORTER SHEPHEN  
& JANET V  
250 RIMER POND RD  
BLYTHEWOOD, SC 29016

**CF#250-349**

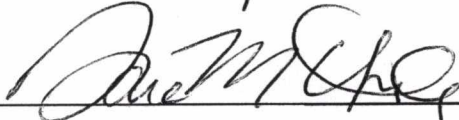
**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO. 21 OF 53	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of S do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Janet V. McWhorter as Grantor and the City of Columbia, as Grantee this 8<sup>th</sup> day of July, 2015.

  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Stephen D. McWhorter as Grantor and the City of Columbia, as Grantee this 2<sup>nd</sup> day of July, 20 15.

Dana M. Thye  
State Bar Number: 16602

COPY

#15875

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, JOHN J. HAIR III & TRACY D. HAIR (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, also a 10' temporary easement for construction purposes only, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 252 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 11, Woodlake, Phase 1 and being further identified as a portion of Richland County tax map number 17700-01-78, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S38°24'23.62"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of two hundred twenty-one and thirty-two hundredths (221.32) feet to intersect the eastern property corner of the subject property; thence turning and extending therefrom S48°39'01.51"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17700-01-79, n/f Skroback, for a distance of twenty and six hundredths (20.06) feet to a point; thence turning and extending therefrom N38°22'48.66"W along the subject property, for a distance of two hundred nineteen and forty-three hundredths (219.43) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N43°16'04.84"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17805-01-01, n/f McWhorter, for distance of twenty and fourteen hundredths (20.14) feet to intersect the common boundary of the northern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Also, a 10' temporary construction easement as shown on the attached Exhibit "A".

Book 2104-2270  
 2016024361 04/19/2016 08:17:04.847  
 Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00  
 Easement  
  
 2016024361 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

*MMA* 03/03/2016  
 Legal Department City of Columbia, SC



This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 22 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #22 OF 53

**CONDITIONS:**

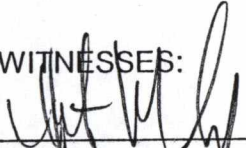
1. The City of Columbia agrees to set one residential ¾" tap on the subject water main to be constructed on the subject property without fee. The cost for the meter and dual check valve for the above-described property is the responsibility of the property owner and the City does not waive any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for this connection is made.
2. The herein-referenced water main will be placed southwest of the existing landscaping consisting of Leyland Cypress trees and other various bushes along the northeastern property line of the subject property.
3. All reasonable effort shall be made to minimize impact and disturbance to the existing landscaping during the construction of the herein-referenced water main, should any of the Leyland Cypress, Elaeagnus or various bushes located in the easement area be removed as a result of the construction work, the City of Columbia agrees to replace said Leyland Cypress, Elaeagnus or various bushes with comparable variety from nursery stock of a minimum size of 30 gallons per tree or bush. Additionally, the lawn/turf shall also be restored.
4. Should any of the existing or replaced shrubbery or tree(s) die within one (1) year after the completion date of the construction of the herein-referenced water main on the subject property, the City shall replace said shrubbery or tree(s) with a comparable variety from nursery stock of a minimum size of 30 gallons per tree or bush. This warranty shall also extend to existing landscaping within the permanent easement area.
5. During construction, it may be necessary to remove the existing brick column(s), electronic gate and cyclone fencing. The City of Columbia agrees to install a temporary fence on the subject property during construction.
6. Also, the City of Columbia agrees to professionally restore and/or replace the brick column(s), electronic gate and/or cyclone fencing removed or damaged during construction of the herein-referenced water main to a location outside of the permanent water easement along the southwestern boundary of said easement. All reasonable efforts shall be made to restore the fence line its original location regardless of column relocation/replacement.
7. The City of Columbia, its contractor, agents and employees are aware of the existence of an irrigation system on the subject property within the water easement granted herein, and if it is determined that during construction of the herein-referenced water main, damages occurred to the existing irrigation system as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the irrigation system within one (1) year from the completion date of construction of the water main along the subject property.

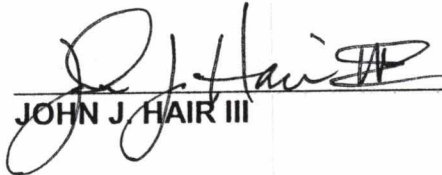
**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

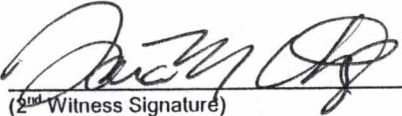
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 10<sup>th</sup> day of March, 2016.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

  
\_\_\_\_\_  
JOHN J. HAIR III

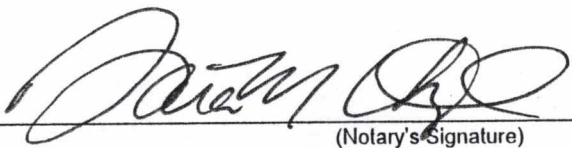
  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2016 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
\_\_\_\_\_  
(State)

MY COMMISSION EXPIRES 6-8-2020  
\_\_\_\_\_  
(Date)

WITNESS the hand and seal of the Grantor this 10<sup>th</sup> day of March, 2016.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
TRACY D. HAIR

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

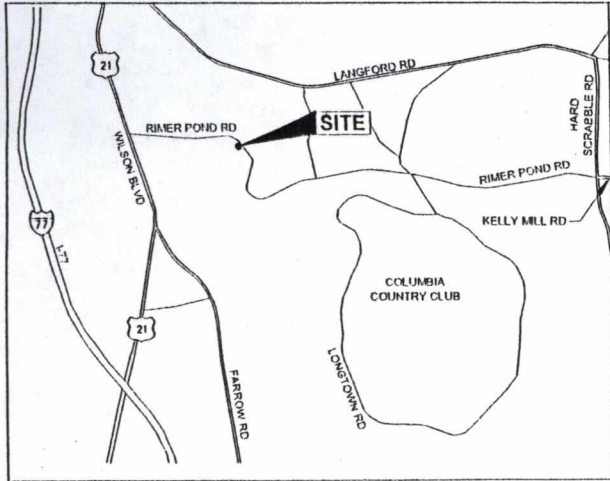
COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 6-8-2020  
(Date)



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**GRAPHIC SCALE**



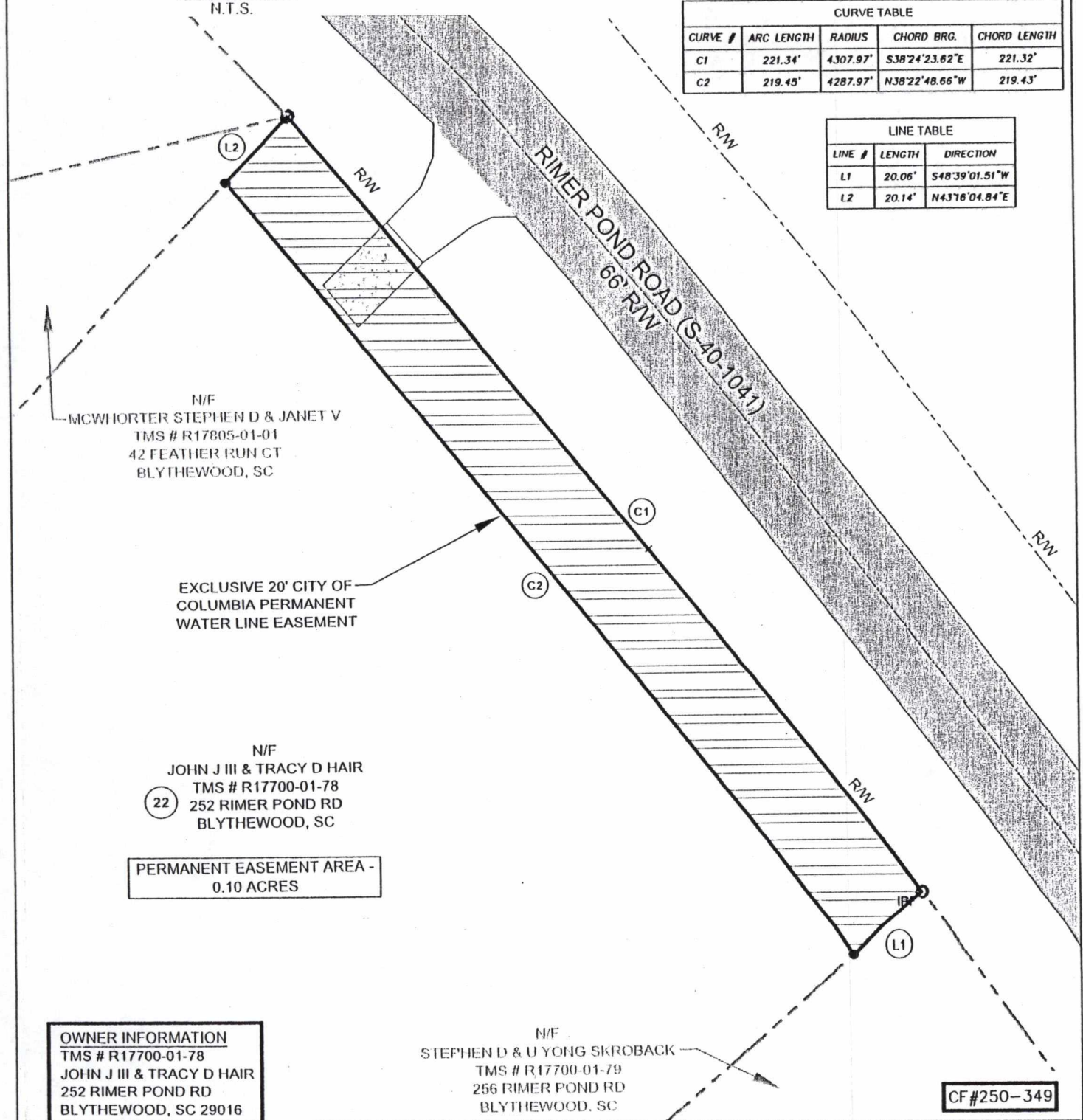
1 inch = 30 ft.



**LOCATION MAP  
N.T.S.**

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	221.34'	4307.97'	S38°24'23.62"E	221.32'
C2	219.45'	4287.97'	N38°22'48.66"W	219.43'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.06'	S48°39'01.51"W
L2	20.14'	N43°16'04.84"E



N/F  
MCWHORTER STEPHEN D & JANET V  
TMS # R17805-01-01  
42 FEATHER RUN CT  
BLYTHEWOOD, SC

N/F  
JOHN J III & TRACY D HAIR  
TMS # R17700-01-78  
252 RIMER POND RD  
BLYTHEWOOD, SC

**PERMANENT EASEMENT AREA -  
0.10 ACRES**

**OWNER INFORMATION**  
TMS # R17700-01-78  
JOHN J III & TRACY D HAIR  
252 RIMER POND RD  
BLYTHEWOOD, SC 29016

N/F  
STEPHEN D & U YONG SKROBACK  
TMS # R17700-01-79  
256 RIMER POND RD  
BLYTHEWOOD, SC

**CF#250-349**

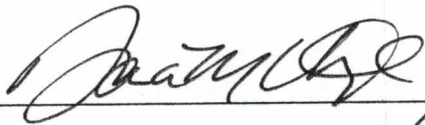
**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 22 OF 53

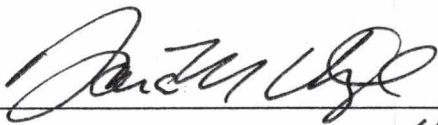
ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with John J. Hair III as Grantor and the City of Columbia, as Grantee, this 10<sup>th</sup> day of March, 20 16.

  
State Bar or License Number 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road with Tracy D. Hair as Grantor and the City of Columbia, as Grantee, this 10<sup>th</sup> day of March, 20 16.

  
State Bar or License Number 14602

COPY

# 15860

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **STEPHEN D. SKROBACK & U YONG SKROBACK** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 256 Rimer Pond Road, Blythewood, South Carolina 29016, designated as Lot 10, Woodlake and being further identified as a portion of Richland County tax map number 17700-01-79, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S36°23'11.73"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of two hundred fourteen and eighty-five hundredths (214.85) feet to intersect the eastern property corner of the subject property; thence turning and extending therefrom S53°05'28.43"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17700-01-80, n/f Montgomery, for a distance of twenty (20) feet to a point; thence turning and extending therefrom N36°23'11.73"W along the subject property, for a distance of two hundred thirteen and twenty-nine hundredths (213.29) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N48°39'01.51"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17700-01-78, n/f Hair, for distance of twenty and eight hundredths (20.08) feet to intersect the common boundary of the northern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2104-2349  
 2016024371 04/19/2016 08:17:06:283 Easement  
 Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00

APPROVED AS TO FORM



2016024371 John T. Hopkins II Richland County R.O.D.

*MAR 01/20/2015*  
 Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 23 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #23 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**



TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 1<sup>st</sup> day of March, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
**STEPHEN D. SKROBACK**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 1<sup>st</sup> day of March, 201~~8~~<sup>9</sup>.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
U YONG SKROBACK

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

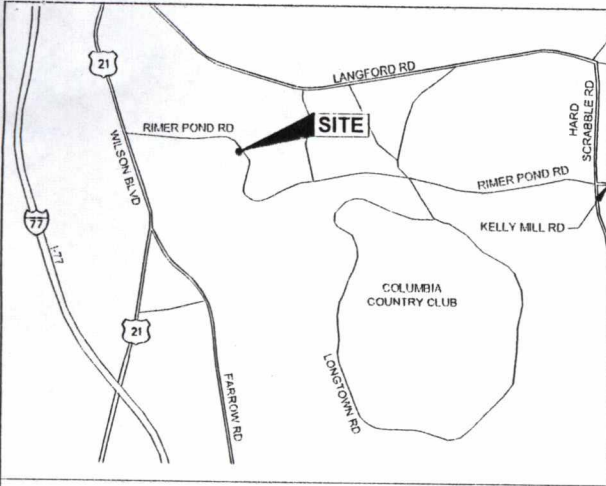
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 201~~8~~<sup>9</sup> by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 4-8-2020

# EXHIBIT A



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

## GRAPHIC SCALE

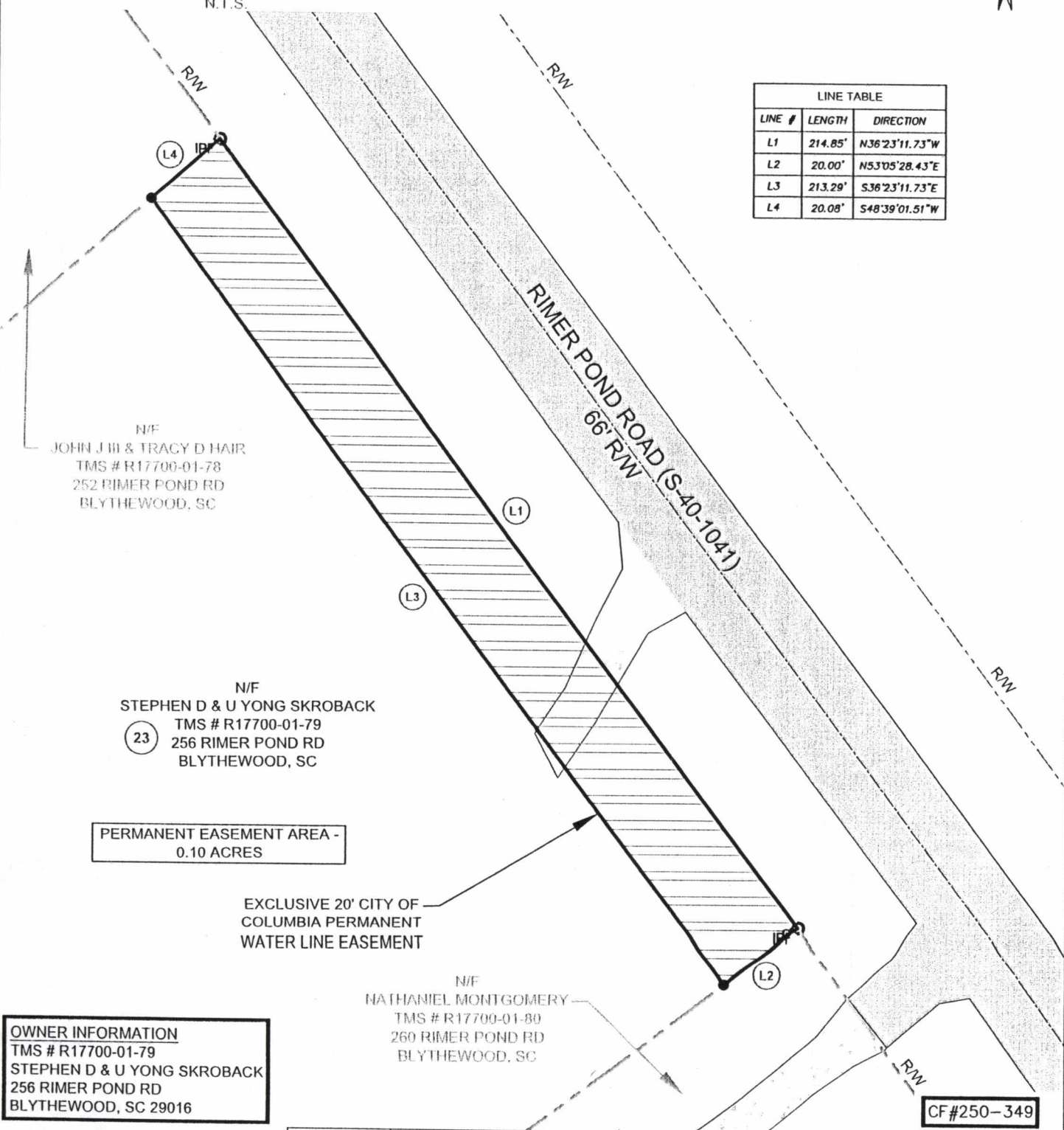


1 inch = 30 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	214.85'	N36°23'11.73"W
L2	20.00'	N53°05'28.43"E
L3	213.29'	S36°23'11.73"E
L4	20.08'	S48°39'01.51"W



PERMANENT EASEMENT AREA - 0.10 ACRES

EXCLUSIVE 20' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT

**OWNER INFORMATION**  
TMS # R17700-01-79  
STEPHEN D & U YONG SKROBACK  
256 RIMER POND RD  
BLYTHEWOOD, SC 29016

N/F  
NATHANIEL MONTGOMERY  
TMS # R17700-01-80  
260 RIMER POND RD  
BLYTHEWOOD, SC

CF#250-349

**LEGEND**

- IRON PIPE (FOUND)
- CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	<b>PREPARED BY:</b> W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO.
			23 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with U Yong Skrobach as Grantor and the City of Columbia, as Grantee this 1<sup>st</sup> day of March, 20 14.

Dana M. Thye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Stephen D. Skroback as Grantor and the City of Columbia, as Grantee this 1<sup>st</sup> day of March, 2014.

Dana M. Thye  
State Bar Number: 14602

# 16482

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of Five Hundred no/100s (\$500.00) Dollars, the receipt of which is hereby acknowledged, WILLIAM D. HENDERSON & GWENDOLYN P. HENDERSON (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 6 Eagles Ridge Court, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17708-01-03, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2017 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width irregular in shape and having the following perimeter measurements: beginning on the common boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S13°21'45.07"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17708-01-02, n/f Tolson, for a distance of twenty-six and forty-eight hundredths (26.48) feet to a point; thence turning and extending therefrom N35°40'17.66"W along the subject property, for a distance of seventeen and eleven hundredths (17.11) feet to a point; thence turning and extending therefrom N36°23'23.79"W along the subject property, for a distance of two and six hundredths (2.06) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N59°29'33.79"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17700-01-80, n/f Montgomery, for distance of twenty and eleven hundredths (20.11) feet to intersect the common boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 25 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #25 OF 53

Book 2277-859

2018005735 01/31/2018 14:51:28:990

Easement

Fee: \$0.00

County Tax: \$0.00

State Tax: \$0.00



2018005735

John T. Hopkins II

Richland County R.O.D.

APPROVED AS TO FORM

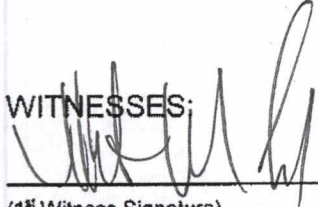
*[Signature]*  
12/12/2017

Legal Department City of Columbia, SC

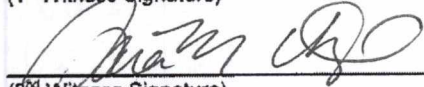
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 28<sup>th</sup> day of December, 2017.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

  
\_\_\_\_\_  
WILLIAM D. HENDERSON

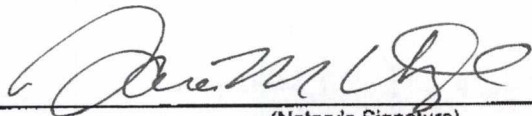
  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2017 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
\_\_\_\_\_  
(State)

MY COMMISSION EXPIRES 6-8-2020  
\_\_\_\_\_  
(Date)

WITNESS the hand and seal of the Grantor this 28<sup>th</sup> day of December, 2017.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
**GWENDOLYN P. HENDERSON**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2017 by the within-named Grantor.

[Signature]  
(Notary's Signature)

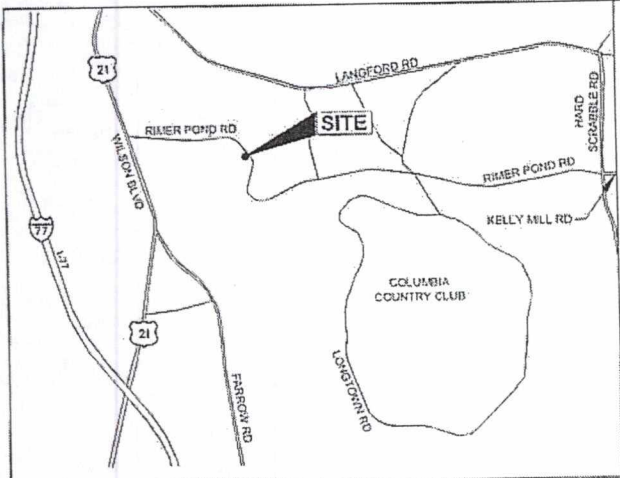
NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 6-8-2020  
(Date)



# EXHIBIT

A



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17708; 2015 EDITION.

## GRAPHIC SCALE



1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.48'	S13°21'45.07"W
L2	17.11'	N35°40'17.66"W
L3	2.06'	N36°23'23.79"W
L4	20.11'	N59°29'33.79"E

PERMANENT EASEMENT AREA -  
0.004 ACRES

N/F  
NATHANIEL MONTGOMERY  
TMS # R17700-01-80  
260 RIMER POND RD  
BLYTHEWOOD, SC

EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
WILLIAM D HENDERSON &  
GWENDOLYN P HENDERSON  
TMS # R17708-01-03  
6 EAGLES RIDGE CT  
BLYTHEWOOD, SC

**OWNER INFORMATION**  
TMS # R17708-01-03  
WILLIAM D HENDERSON &  
GWENDOLYN P HENDERSON  
6 EAGLES RIDGE CT  
BLYTHEWOOD, SC 29016

N/F  
MICHAEL TOLSON  
TMS # R17708-01-02  
4 EAGLES RIDGE CT  
BLYTHEWOOD, SC

CF#250-349

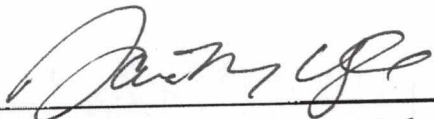
**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			25 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for a Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road with William D. Henderson as Grantor and the City of Columbia, as Grantee, this 28<sup>th</sup> day of December, 2017.

  
State Bar or License Number 14602

ATTORNEY CERTIFICATION

I, Darc M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Easement for a Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road with Gwendolyn P. Henderson as Grantor and the City of Columbia, as Grantee, this 28<sup>th</sup> day of December, 2017.

Darc M. Thye  
State Bar or License Number 16602

#15866

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, MICHAEL T. TOLSON & MARSHA W. TOLSON (also hereinafter singularly and collectively referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 4 Eagles Ridge Court, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17708-01-02, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S35°39'25.94"E along the common boundary of the northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of twenty-five and twenty three hundredths (25.23) feet to a point; thence turning and extending therefrom S17°48'03.37"W along the common boundary of the northeastern to eastern property line of the subject property and the southwestern to western rights-of-way Rimer Pond Road, for an arc distance of three hundred nineteen and sixty-five hundredths (319.65) feet to intersect the eastern property corner of the subject property; thence turning and extending therefrom S59°08'42.59"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17708-01-01, n/f Thacker, for a distance of twenty-five and sixty-eight hundredths (25.68) feet to a point; thence turning and extending therefrom N08°00'10.96"E along the subject property, for a distance of fourteen and eighty-three hundredths (14.83) feet to a point; thence turning and extending therefrom N18°21'13.63"W along the subject property, for an arc distance of three hundred thirteen and thirty-three hundredths (313.33) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N13°21'45.07"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17708-01-03, n/f Henderson, for distance of twenty-six and seventy-one hundredths (26.71) feet to intersect the common boundary of the northern property corner of the subject property and the southwestern

Book 2104-2355  
2016024372 04/19/2016 08:17:06:410 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00

APPROVED AS TO FORM

NAH 3.8.16  
Legal Department City of Columbia, SC



right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 26 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #26 OF 53

CONDITIONS:

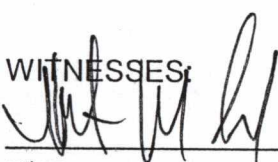
- 1) Extensive damage to Grantor's existing mature landscape buffer consisting of 11 Leyland Cypress trees, 12 Wax Myrtles bushes, 11 Crepe Myrtles trees, and other various bushes located within the permanent easement area cannot be avoided nor restored to a practicable original condition; therefore, a temporary chain link fence with privacy slats will be installed along the full length and adjacent to the permanent easement for the duration of construction along the subject property to maintain privacy and secure the premises. Said temporary fence shall remain in place until the new wooden privacy fence is completed.
- 2) The City of Columbia agrees to rebuild the berm along the northeastern property line of the subject property to its current elevation grade above Rimer Pond Road (S-40-1041) and restore the subject property to its existing elevation.
- 3) The City of Columbia, in lieu of replacing the existing landscape within the permanent easement area agrees to install a wooden privacy fence six (6) feet tall along the entire length of the northeastern property line adjacent to Rimer Pond Road and follow the grade of the subject property within 60 days of completion of the water main construction along the subject property. Said fence shall be the sole property of the Grantor herein. The picture of said fence provided to the City of Columbia by the Grantor shall be included in the approve construction plans as part of the restoration for the subject property.
- 4) Should any trees on the subject property within ten (10) feet of the permanent easement area die as a result of the construction of this project within one (1) year after the completion date of the construction of the herein-referenced water main, the City shall remove said tree at its sole expense.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

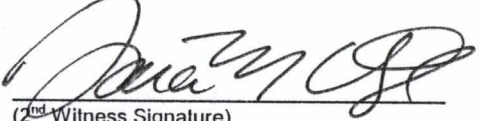
TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of March, 2016.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

  
\_\_\_\_\_  
MICHAEL T. TOLSON

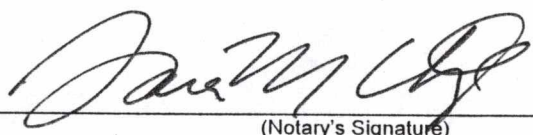
  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2016 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
\_\_\_\_\_  
(State)

MY COMMISSION EXPIRES 6-8-2020  
\_\_\_\_\_  
(Date)

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of March, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

Marsha W. Tolson  
MARSHA W. TOLSON

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
(State)

MY COMMISSION EXPIRES 6-8-2020  
(Date)

# EXHIBIT A

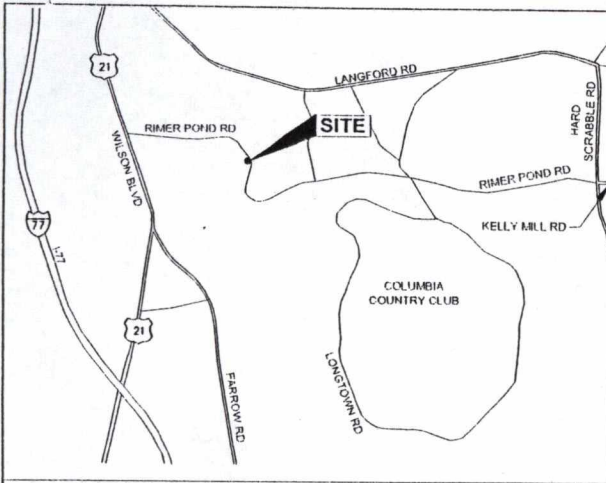
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17708; 2015 EDITION.

## GRAPHIC SCALE



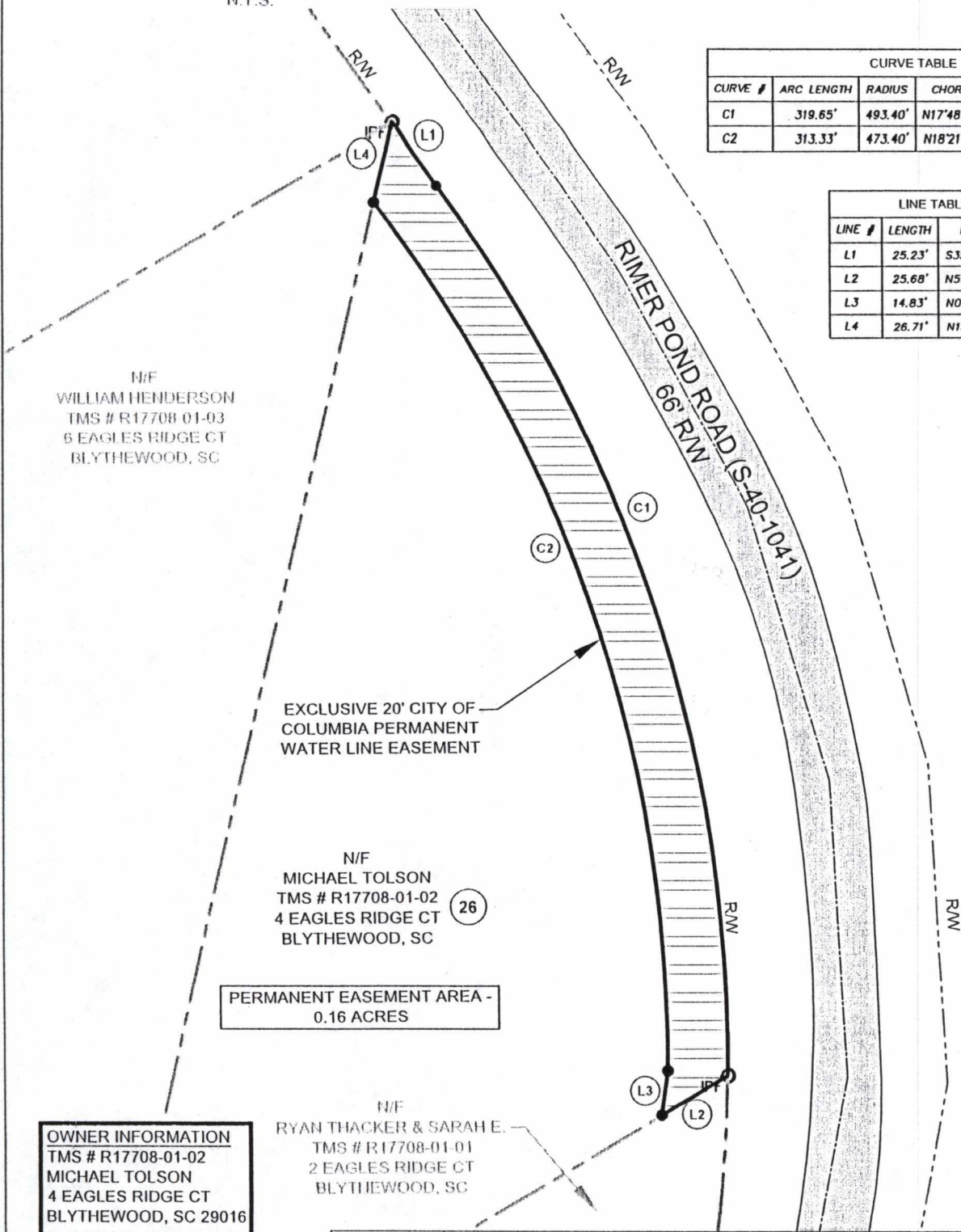
1 inch = 50 ft.



LOCATION MAP  
N.T.S.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	319.65'	493.40'	N17°48'03.37"W	314.09'
C2	313.33'	473.40'	N18°21'13.63"W	307.64'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.23'	S35°39'25.94"E
L2	25.68'	N59°08'42.59"E
L3	14.83'	N08°00'10.96"E
L4	26.71'	N13°21'45.07"E



N/F  
WILLIAM HENDERSON  
TMS # R17708-01-03  
6 EAGLES RIDGE CT  
BLYTHEWOOD, SC

EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
MICHAEL TOLSON  
TMS # R17708-01-02  
4 EAGLES RIDGE CT  
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA -  
0.16 ACRES

N/F  
RYAN THACKER & SARAH E.  
TMS # R17708-01-01  
2 EAGLES RIDGE CT  
BLYTHEWOOD, SC

**OWNER INFORMATION**  
TMS # R17708-01-02  
MICHAEL TOLSON  
4 EAGLES RIDGE CT  
BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			26 OF 53



ATTORNEY CERTIFICATION

I, Dana M. Tye, an attorney licensed to practice  
in the State of SC do  
hereby certify that I supervised the execution of the attached Easement -  
Water Main - 4 Eagles Ridge Court, Blythewood, South Carolina 29016 with  
Marsha W. Tolson as Grantor and the City of Columbia, as Grantee  
this 9<sup>th</sup> day of March, 2014.

Dana M. Tye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice  
in the State of SC do  
hereby certify that I supervised the execution of the attached Easement –  
Water Main – 4 Eagles Ridge Court, Blythewood, South Carolina 29016 with  
Michael T. Tolson as Grantor and the City of Columbia, as Grantee  
this 9<sup>th</sup> day of March, 20 14.

Dana M. Thye  
State Bar Number: 16602

CO  
P  
Y

# 15867

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RYAN P. THACKER & SARAH E. THACKER (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 2 Eagles Ridge Court, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17708-01-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northeastern property corner of the subject property and the western right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S08°00'10.96"E along the common boundary of the eastern to southeastern property line of the subject property and the western to northwestern rights-of-way of Rimer Pond Road, for an arc distance of one hundred twenty-one and thirty-seven hundredths (121.37) feet to a point; thence turning and extending therefrom S14°59'30.38"W along the common boundary of the southeastern property line of the subject property and the northwestern right-of-way Rimer Pond Road, for a distance of one hundred twenty-nine and nine hundredths (129.09) feet to intersect the southeastern property corner of the subject property; thence turning and extending therefrom S63°28'37.62"W along the common boundary of the southeastern property line of the subject property and the northwestern right-of-way of Eagles Ridge Drive, for a distance of twenty-six and seventy-one hundredths (26.71) feet to a point; thence turning and extending therefrom N14°59'30.38"E along the subject property, for a distance of one hundred forty-five and fifty-seven hundredths (145.57) feet to a point; thence turning and extending therefrom N08°49'18.30"E along the subject property, for an arc distance of one hundred five and seventeen hundredths (105.17) feet to intersect the northwestern property line of the subject property at a point twenty-five and seven tenths (25.7) feet southwest of the northeastern property corner of the subject property; thence turning and extending therefrom N59°05'32.66"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17708-01-02, n/f Tolson, for distance of twenty-five and seven tenths (25.7) feet to intersect the common

Book 2104-2289  
2016024364 04/19/2016 08:17:05:253 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00  
2016024364 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

*NVMQ* 03/04/2016  
Legal Department City of Columbia, SC

boundary of the northeastern property corner of the subject property and the southwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 27 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina, and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #27 OF 53

**CONDITIONS:**

- 1) A temporary chain link fence with privacy slats will be installed adjacent to the permanent easement for the duration of construction along the subject property to maintain privacy and secure the premises.
- 2) The City of Columbia, its contractors, agents and employees are aware of the existence of a septic system and/or drain field on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main project, damages occurred to the existing septic system and/or drain field as a result of the water main construction activities, the City of Columbia shall be responsible for making necessary repairs within thirty (30) days after construction has been completed to the septic system and/or drain field.
- 3) The City of Columbia further agrees, in lieu of replacing the existing landscaping within the permanent easement area, agrees to replace the existing wooden fence with a six (6) feet tall wooden privacy fence, along the southeastern property line of the subject property within 60 days of completion of the water main construction along the subject property.
- 4) The City of Columbia, its contractor, agents and employees are aware of the existence of an irrigation system on the subject property within the easement granted herein, and if it is determined that during construction of the herein-referenced water main, damages occurred to the existing irrigation system as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the irrigation system within one (1) year from the completion date of construction of the water main along the subject property.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of March, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
RYAN P. THACKER

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of March, 2016.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

[Signature]  
SARAH E. THACKER

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

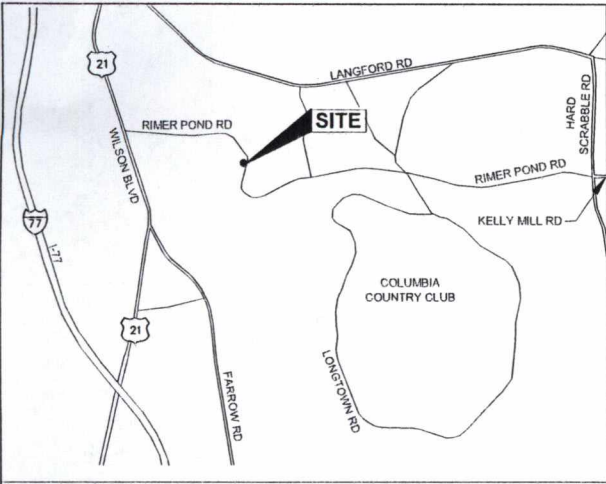
COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2016 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17708; 2015 EDITION.

**GRAPHIC SCALE**



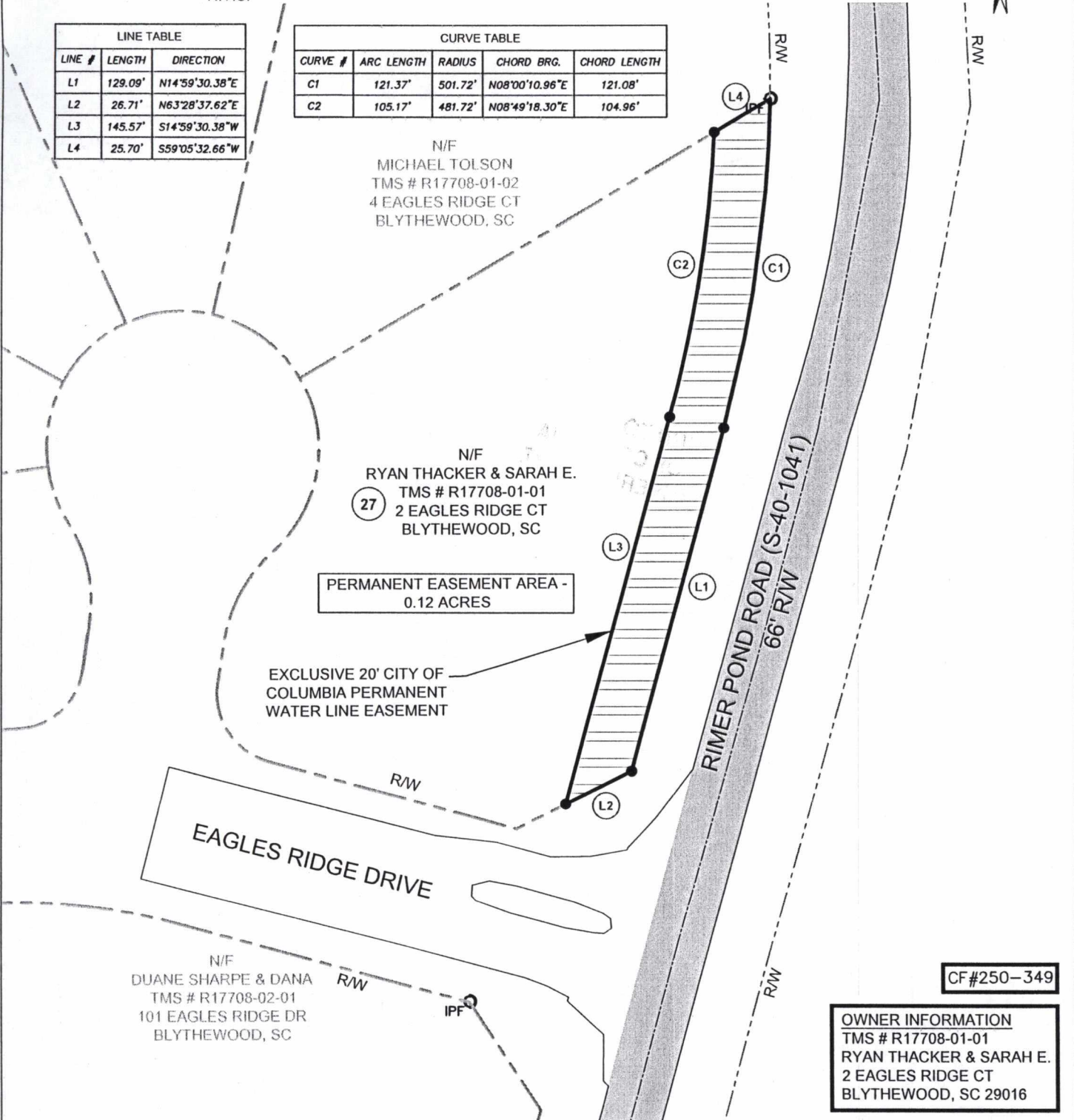
1 inch = 50 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	129.09'	N14°59'30.38"E
L2	26.71'	N63°28'37.62"E
L3	145.57'	S14°59'30.38"W
L4	25.70'	S59°05'32.66"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	121.37'	501.72'	N08°00'10.96"E	121.08'
C2	105.17'	481.72'	N08°49'18.30"E	104.96'



N/F  
MICHAEL TOLSON  
TMS # R17708-01-02  
4 EAGLES RIDGE CT  
BLYTHEWOOD, SC

N/F  
RYAN THACKER & SARAH E.  
TMS # R17708-01-01  
2 EAGLES RIDGE CT  
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA -  
0.12 ACRES

EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
DUANE SHARPE & DANA  
TMS # R17708-02-01  
101 EAGLES RIDGE DR  
BLYTHEWOOD, SC

CF#250-349

**OWNER INFORMATION**  
TMS # R17708-01-01  
RYAN THACKER & SARAH E.  
2 EAGLES RIDGE CT  
BLYTHEWOOD, SC 29016

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Dotted Box] EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 27 OF 53

ATTORNEY CERTIFICATION

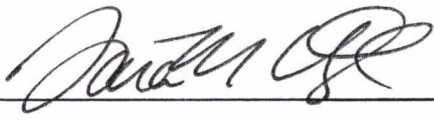
I, Jack Thye, an attorney licensed to practice  
in the State of SC do  
hereby certify that I supervised the execution of the attached Easement -  
Water Main - 2 Eagles Ridge Court, Blythewood, South Carolina 29016 with  
Sarah E. Thacker as Grantor and the City of Columbia, as Grantee  
this 9<sup>th</sup> day of March, 2014.

Jack Thye  
State Bar Number: 14602



ATTORNEY CERTIFICATION

I, Dave M. Thye, an attorney licensed to practice  
in the State of SC do  
hereby certify that I supervised the execution of the attached Easement – Water  
Main – 2 Eagles Ridge Court, Blythewood, South Carolina 29016 with Ryan P.  
Thacker as Grantor and the City of Columbia, as Grantee  
this 9<sup>th</sup> day of March, 20 14.

  
State Bar Number: 14602

RETURN TO  
[Illegible text]

#15619

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, DUANE A. SHARPE AND THE ESTATE OF DONNA A. SHARPE (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 101 Eagles Ridge Drive, Blythewood, South Carolina 29016, designated as Lot 1, Eagles Glen, Phase 1 and being further identified as a portion of Richland County tax map number 17708-02-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the common boundary of the northeastern/easternmost property corner of the subject property and the northwestern right-of-way of Rimer Pond Road (S-40-1041) and extending therefrom S14°59'43.79"W along the common boundary of the southeastern property line of the subject property and the northwestern right-of-way of Rimer Pond Road, for a distance of two hundred fifty and ninety-eight hundredths (250.98) feet to intersect the southeastern property corner of the subject property; thence turning and extending therefrom N56°45'53.30"W along the common boundary of the southwestern property line of the subject property and the northeastern property line of Richland County TMS#17700-01-91, n/f Perfecting Faith Ministries, for a distance of twenty-one and six hundredths (21.06) feet to a point fifty-nine and thirty-six hundredths (59.36) feet southeast of the southwestern property corner of the subject property; thence turning and extending therefrom N14°59'43.79"E along the subject property, for a distance of two hundred sixty-two and eleven hundredths (262.11) feet to intersect the northeastern property line of the subject property located twenty and four hundredths (20.04) feet southeast of the northeastern/northernmost property corner of the subject property; thence turning and extending therefrom S33°27'38.84"E along the common boundary of the northeastern property line of the subject property and the common intersection of the southwestern right-of-way of Eagles Ridge Drive and the northwestern right-of-way of Rimer Pond Road, for distance of twenty-six and seventy-two hundredths (26.72) feet to intersect the common boundary of the northeastern/easternmost property corner of the subject property and the northwestern right-of-way of Rimer Pond Road, also being the point of beginning; thence terminating. Be all

**ORIGINAL**  
Stamped in Red

**APPROVED AS TO FORM**

*NVMG* 07/13/2015  
Legal Department City of Columbia, SC

Book 2051-3308  
2015061784 08/20/2015 08:34:07:483 Easement  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015061784 John T. Hopkins II Richland County R.O.D.

measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 28 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #28 OF 53

**CONDITIONS:**

- 1) Reasonable effort shall be made to minimize impact and disturbance to the existing rock wall and landscaping near the Eagles Glen Subdivision entrance consisting of various bushes located along the permanent water main easement area.
- 2) The entire permanent easement area southwest of the subdivision entrance rock wall will be cleared of all underbrush and trees, leveled off and seeded for grass upon completion of construction of the herein-referenced water main. Should any of various bushes located in the permanent easement area be removed as a result of the construction work, the City of Columbia agrees to replace said bushes with comparable variety from nursery stock of a minimum size of 15 gallons per bush.
- 3) Should any of the replaced shrubbery die within one (1) year after the completion date of the construction of the herein-referenced water main, the City shall replace the shrubbery with a comparable variety from nursery stock at the City's sole expense.
- 4) Should any of the trees within ten (10) feet of the permanent easement area die within one (1) year after the completion date of the construction of the herein-referenced water main, the City shall remove said tree(s) at the City's sole expense.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 22<sup>nd</sup> day of July, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
**DUANE A. SHARPE**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

RECEIVED  
ENGINEERING DEPT  
CITY OF COLUMBIA  
RETURN TO:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of ~~February~~ <sup>WMS</sup> July, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC (State)

MY COMMISSION EXPIRES Feb. 27, 2025 (Date)

WITNESS the hand and seal of the Grantor by the undersigned this 22<sup>nd</sup> day of July, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

THE ESTATE OF DONNA A. SHARPE  
BY: [Signature]  
(Signature)

NAME: DUANE A. SHARPE  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

TITLE: PERSONAL REPRESENTATIVE  
(Print Title)

STATE OF South Carolina )  
COUNTY OF Richland )

ACKNOWLEDGMENT

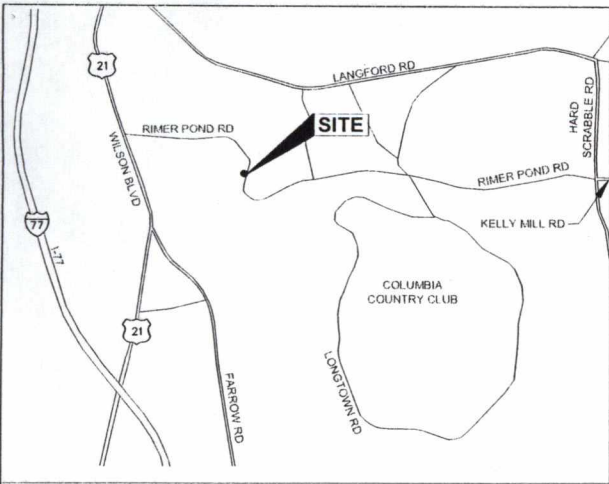
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> ~~February~~ <sup>July</sup> day of ~~February~~ <sup>N.Y.M.B.</sup> July, 2015 by Duane A. Sharpe  
(Name & Title of Officer)  
of Bluffwood, SC  
(City & State) on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR THE STATE OF South Carolina  
(State)

MY COMMISSION EXPIRES: February 27, 2025  
(Date)

# EXHIBIT A

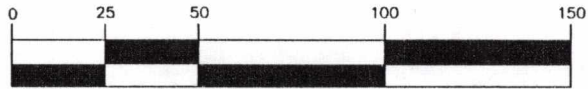


**LOCATION MAP**  
N.T.S.

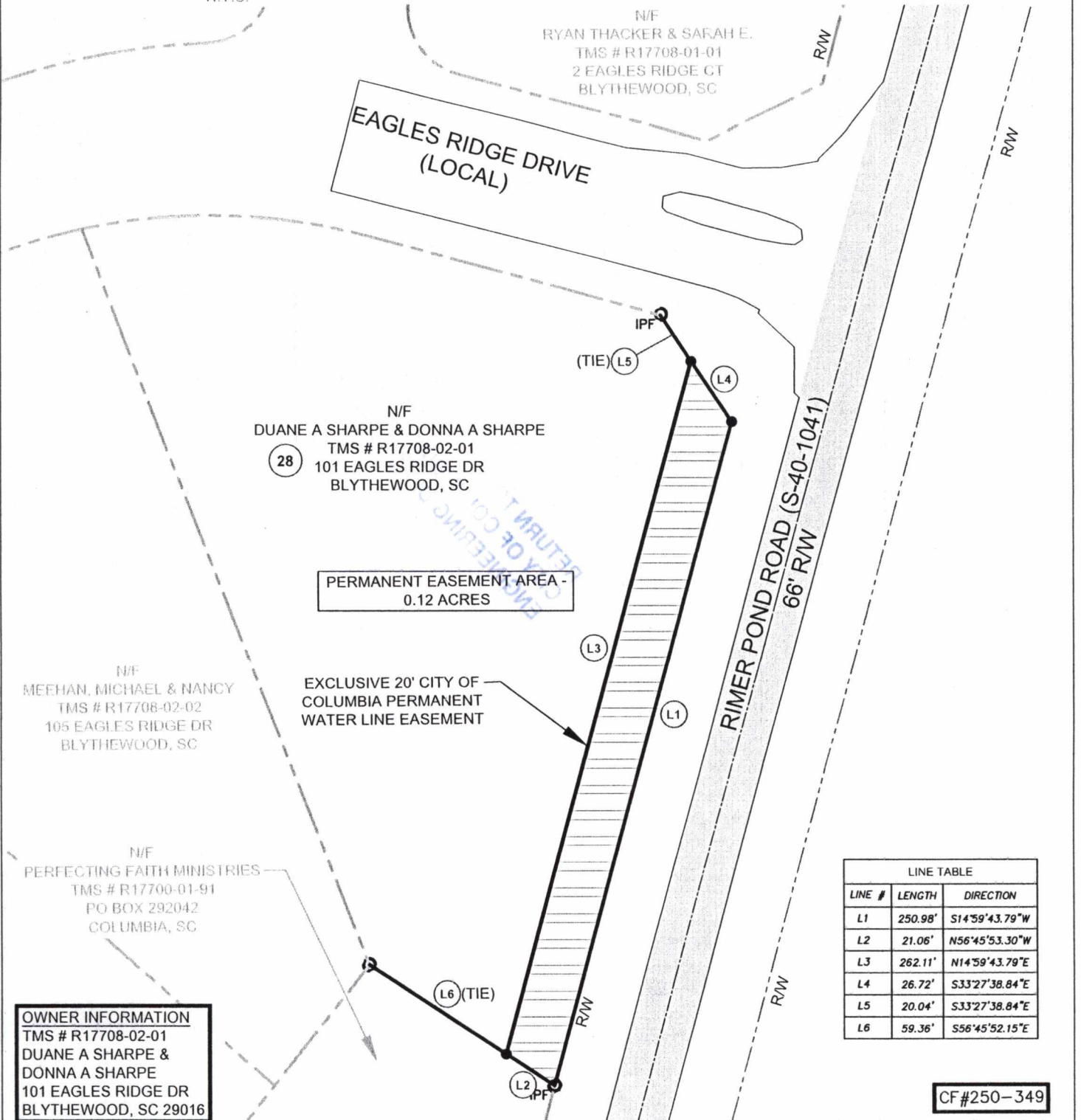
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17708; 2015 EDITION.

## GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	250.98'	S14°59'43.79"W
L2	21.06'	N56°45'53.30"W
L3	262.11'	N14°59'43.79"E
L4	26.72'	S33°27'38.84"E
L5	20.04'	S33°27'38.84"E
L6	59.36'	S56°45'52.15"E

CF #250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 28 OF 53

ATTORNEY CERTIFICATION

I, Natasha V.M. Pauling, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Duane A. Sharpe as Personal Representative for The Estate of Donna A Sharpe as Grantor and the City of Columbia, as Grantee this 22<sup>nd</sup> day of July, 2015.

Natasha V.M. Pauling  
State Bar Number: 0069481

RETURN TO:  
CITY OF COLUMBIA  
ENGINEERING DEPT.

ATTORNEY CERTIFICATION

I, Natasha Y.M. Pauling, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Duane A. Sharpe as Grantor and the City of Columbia, as Grantee this 22<sup>nd</sup> day of July, 2015.

Natasha Y.M. Pauling

State Bar Number: 0069481

ENGINEER  
CITY OF COLUMBIA  
RETURN TO: MAUTER

RECEIVED  
JUL 28 2015  
City of Columbia  
Public Works Department



#15932

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **PERFECTING FAITH MINISTRIES** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **variable feet in width (I) (10.53' to 14.99') and (II) (0' to 15')**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the Town of Blythewood, located at 276 Rimer Pond Road, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17700-01-91, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the common boundary of the northeastern property line of the subject property, the southwestern property line of Richland County TMS#17708-02-01, n/f Sharpe and the northwestern boundary of an existing City of Columbia 10' water line easement (CF#311-23) at a point approximately ten (10) feet northwest of the northeastern property corner of the subject property and extending therefrom in a southwesterly to southerly curvilinear direction along the subject property and the northwestern to western boundaries of said City of Columbia 10' water line easement (CF#311-23) generally parallel to the northwestern to western rights-of-way of Rimer Pond Road, for a distance of four hundred seventy-eight and nine tenths (478.9) feet to a point; thence turning and extending therefrom S17°30'15.20"E along the subject property and the southwestern boundary of said City of Columbia 10' water line easement (CF#311-23) generally parallel to the southwestern right-of-way of Rimer Pond Road, for a distance of sixty-nine and sixty-four hundredths (69.64) feet to intersect an existing 15' City of Columbia water line easement (CF#311-23) located on the subject property; thence turning and extending therefrom S66°53'27.84"W along the northwestern boundary of said existing 15' City of Columbia water line easement (CF#311-23), for a distance of fourteen and ninety-nine hundredths (14.99) feet to a point located on the subject property; thence turning and extending therefrom in a northwesterly to northeasterly curvilinear direction along the subject property, for a distance of five hundred sixty-three (563) feet to intersect the common boundary of the northeastern property line of the subject property and the southwestern property line of said Richland County TMS#17708-02-01; thence turning and extending therefrom S56°45'53.30"E along the common boundary of the northeastern property line of the subject property and the southwestern property line of said Richland County TMS#17708-02-01, for a distance of ten and fifty-three hundredths (10.53) feet to intersect the northwestern boundary of said 10' City of Columbia water line easement (CF#311-23), also being the point of beginning; thence terminating.

Book 2121-1037

2016043777 06/14/2016 14:03:57:197

Fee: \$0.00

County Tax: \$0.00

Easement

State Tax: \$0.00



2016043777

John T. Hopkins II

Richland County R.O.D.

APPROVED AS TO FORM

*JW* 02/18/2016  
Legal Department City of Columbia, SC

Also, a permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the common boundary of the southwestern boundary of an existing 10' City of Columbia water line easement (CF#311-23) and the northeastern boundary of an existing 15' City of Columbia water line easement (CF#235-16C) at a point approximately ten (10) feet northwest of the southeastern property corner of the subject property; thence extending therefrom S22°16'51.13"W along the subject property, for a distance of one and forty-nine hundredths (1.49) feet to a point located on the subject property; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of two hundred nine and fifteen hundredths (209.15) feet to a intersect the southeastern boundary of an existing 15' City of Columbia water line easement (CF#311-23) located on the subject property; thence turning and extending therefrom N66°53'27.84"E along the southeastern boundary of said existing 15' City of Columbia water line easement (CF#311-23), for a distance of fifteen (15) feet to intersect the southwestern boundary of an existing 10' City of Columbia water line easement (CF#311-23); thence turning and extending therefrom in a southeasterly direction along the southwestern boundary of said 10' City of Columbia water line easement (CF#311-23), for a distance of two hundred one and two tenths (201.2) feet to intersect the common boundary of the southwestern boundary of said existing 10' City of Columbia water line easement (CF#311-23) and the northeastern boundary of said existing 15' City of Columbia water line easement (CF#235-16C) at a point approximately ten (10) feet northwest of the southeastern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

These easements being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 29 of 53, dated January 8, 2015, and last revised August 6, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #29 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

**CONDITIONS:**

1. The construction of the herein-referenced project will not block the driveway nor the overflow parking area during construction.
2. The City and/or its contractor are specifically restricted from construction activities on Sundays.
3. The staging of materials or equipment on the subject property will be confined to the area between the two (2) power poles located north of the Church sign/entrance driveway.
4. Reasonable effort shall be made to minimize impact and disturbance to the existing landscaping consisting of Church sign, oak trees and lawn turf located along the permanent water main easement area. The herein-referenced project will be constructed behind (west) of the existing church sign without removal or damage to said sign.
5. During the construction of the herein-referenced water main, should any of the trees located in/near the permanent water main easement area be removed as a result of the construction work, the City of Columbia agrees to replace said trees with comparable variety from nursery stock of a minimum size of 15 gallons per tree and shall plant them outside of the easement area on the subject property as specified by the Grantor herein.
6. The City further agrees to replace any damaged grass (lawn/turf) with the same variety of existing grass (lawn/turf) with sod.
7. Should any of the relocated/replaced trees and or lawn turf die within one (1) year after the completion date of the construction of the herein-referenced water main on the subject property, the City shall replace the tree(s) and lawn/turf with a comparable variety from nursery stock at the City's sole expense.
8. The City of Columbia, its contractor, agents and employees are aware of the existence of an irrigation system, on the subject property within close proximity to the easement granted herein, and if it is determined that during construction of the herein-referenced water main, damages occurred to the existing irrigation system, as a result of the water main construction activities, the City of Columbia shall be responsible for the necessary repairs to the irrigation system within one (1) year from the completion date of construction of the water main along the subject property.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 14<sup>th</sup> day of April, 2015.

WITNESSES:  
[Signature]  
(1<sup>st</sup> Witness Signature)

Natasha V. M. Paulky  
(2<sup>nd</sup> Witness Signature)

**PERFECTING FAITH MINISTRIES**

By: [Signature]  
(Signature)

Name: Warren D. Robinson  
(Print Name)

Title: Pastor and Founder  
(Print Title)

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2015 by Warren D. Robinson  
(Name & Title of Officer)

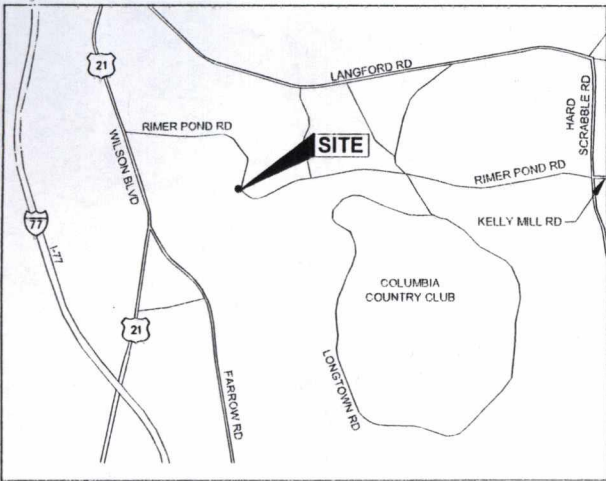
of Blythewood, SC on behalf of the within-named Grantor.  
(City & State)

Natasha V. M. Paulky  
(Notary's Signature)

Notary Public for the State of South Carolina  
(State)

My Commission Expires: February 27, 2025  
(Date)

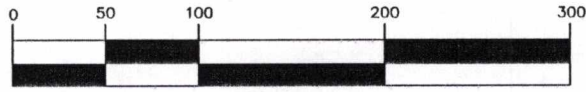
# EXHIBIT A



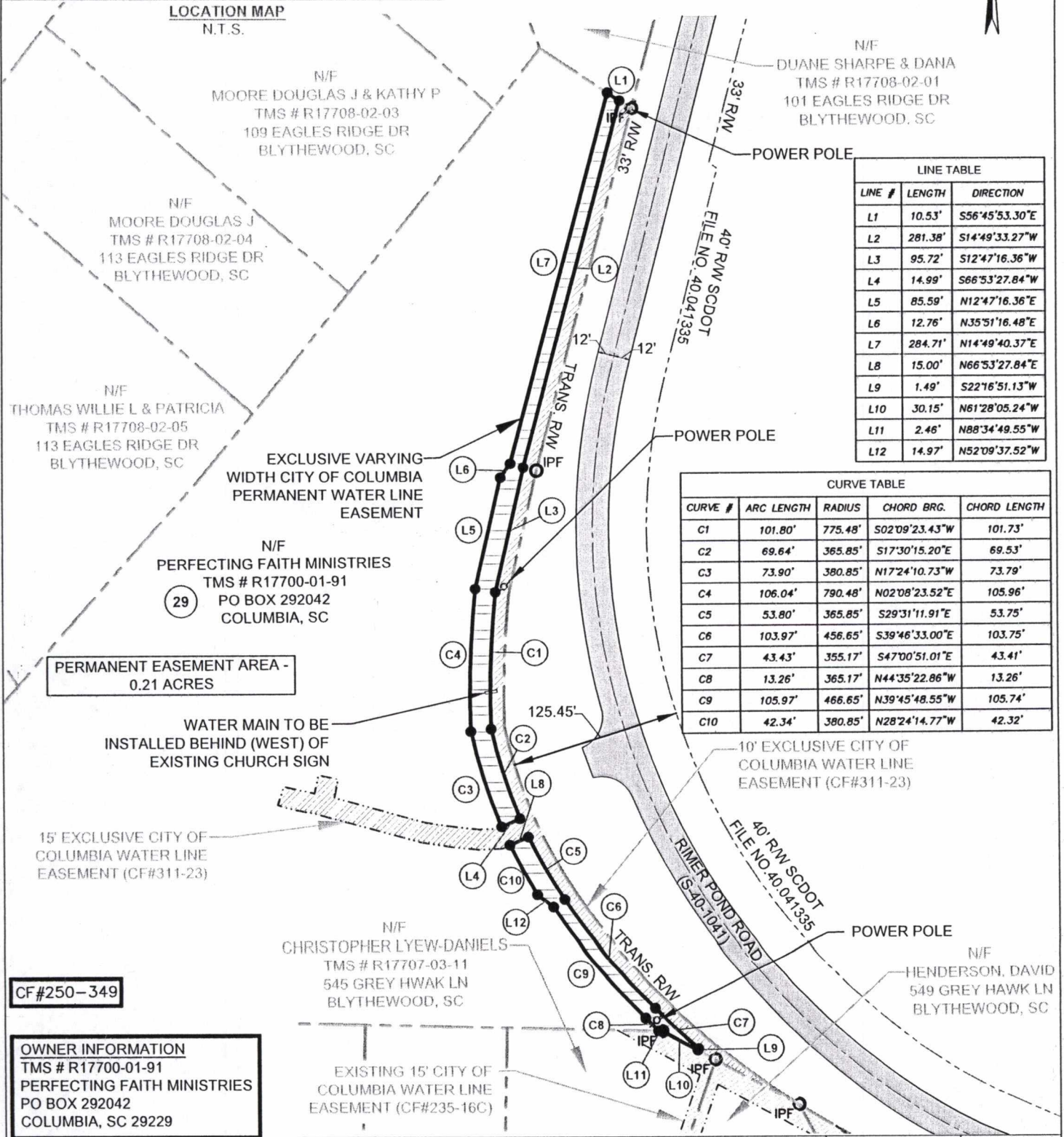
**REFERENCES:**

- CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
- RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

## GRAPHIC SCALE



1 inch = 100 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.53'	S56°45'53.30"E
L2	281.38'	S14°49'33.27"W
L3	95.72'	S12°47'16.36"W
L4	14.99'	S66°53'27.84"W
L5	85.59'	N12°47'16.36"E
L6	12.76'	N35°51'16.48"E
L7	284.71'	N14°49'40.37"E
L8	15.00'	N66°53'27.84"E
L9	1.49'	S22°16'51.13"W
L10	30.15'	N61°28'05.24"W
L11	2.46'	N88°34'49.55"W
L12	14.97'	N52°09'37.52"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	101.80'	775.48'	S02°09'23.43"W	101.73'
C2	69.64'	365.85'	S17°30'15.20"E	69.53'
C3	73.90'	380.85'	N17°24'10.73"W	73.79'
C4	106.04'	790.48'	N02°08'23.52"E	105.96'
C5	53.80'	365.85'	S29°31'11.91"E	53.75'
C6	103.97'	456.65'	S39°46'33.00"E	103.75'
C7	43.43'	355.17'	S47°00'51.01"E	43.41'
C8	13.26'	365.17'	N44°35'22.86"W	13.26'
C9	105.97'	466.65'	N39°45'48.55"W	105.74'
C10	42.34'	380.85'	N28°24'14.77"W	42.32'

PERMANENT EASEMENT AREA - 0.21 ACRES

WATER MAIN TO BE INSTALLED BEHIND (WEST) OF EXISTING CHURCH SIGN

15' EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT (CF#311-23)

10' EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT (CF#311-23)

CF#250-349

**OWNER INFORMATION**  
TMS # R17700-01-91  
PERFECTING FAITH MINISTRIES  
PO BOX 292042  
COLUMBIA, SC 29229

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 04/06/15 07/22/15 08/06/15			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 29 OF 53

ATTORNEY CERTIFICATION

I, Natasha V.M. Pauling, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Perfecting Faith Ministries as Grantor and the City of Columbia, as Grantee this 14<sup>th</sup> day of April, 2016.

Natasha V.M. Pauling  
State Bar Number: 0069481

COPY

#15514

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, DAVID T. HENDERSON (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement five (5) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 549 Grey Hawk Lane, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17707-03-12, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, five (5) feet in width and having the following perimeter measurements: beginning on the subject property at a point eighteen and twenty-two hundredths (18.22) feet south of the northern property corner of the subject property located on the southwestern boundary of an existing 15' City of Columbia water line easement (CF#235-16C) and extending therefrom in a southeasterly direction along the common boundary of the subject property and the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C), for a distance of eighty-three and four hundredths (83.04) feet to intersect the northeastern property line of the subject property at a point twenty-seven and seventy-four hundredths (27.74) feet southeast of the northeastern property corner of the subject property; thence turning and extending therefrom S26°37'47.00"E along the common boundary of the northeastern property line of the subject property and the southwestern property line of Richland County TMS#17707-03-13, n/f Lincrest Homeowners Association, for a distance of eight and eighty-nine hundredths (8.89) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of eighty-nine and fifty-one hundredths (89.51) feet to intersect the southeastern boundary of said existing 15' City of Columbia water line easement (CF#235-16C); thence turning and extending therefrom N19°11'11.07"E along the subject property and the southeastern boundary of said existing 15' City of Columbia water line easement, for a distance of five and seven hundredths (5.07) feet to intersect the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C) at a point eighteen and twenty-two hundredths (18.22) feet south of the northern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2019-67

2015027268 04/09/2015 15:27:59:040

Easement

Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015027268 John T. Hopkins II

Richland County R.O.D.

APPROVED AS TO FORM

*Natasha M. Paulij* 02/26/2015  
Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 30 of 53, dated January 8, 2015, last revised February 18, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #30 OF 53

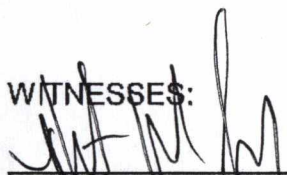
**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**



TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 26 day of March, 2015.

WITNESSES:  
  
\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

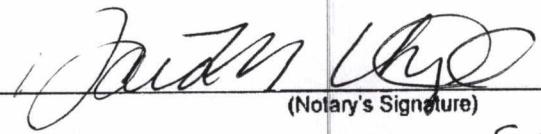
  
\_\_\_\_\_  
DAVID T. HENDERSON

  
\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2015 by the within-named Grantor.

  
\_\_\_\_\_  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

# EXHIBIT

A

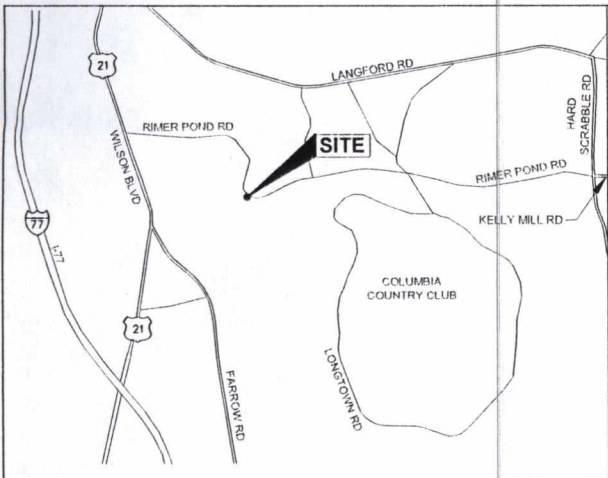
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17707; 2015 EDITION.

## GRAPHIC SCALE

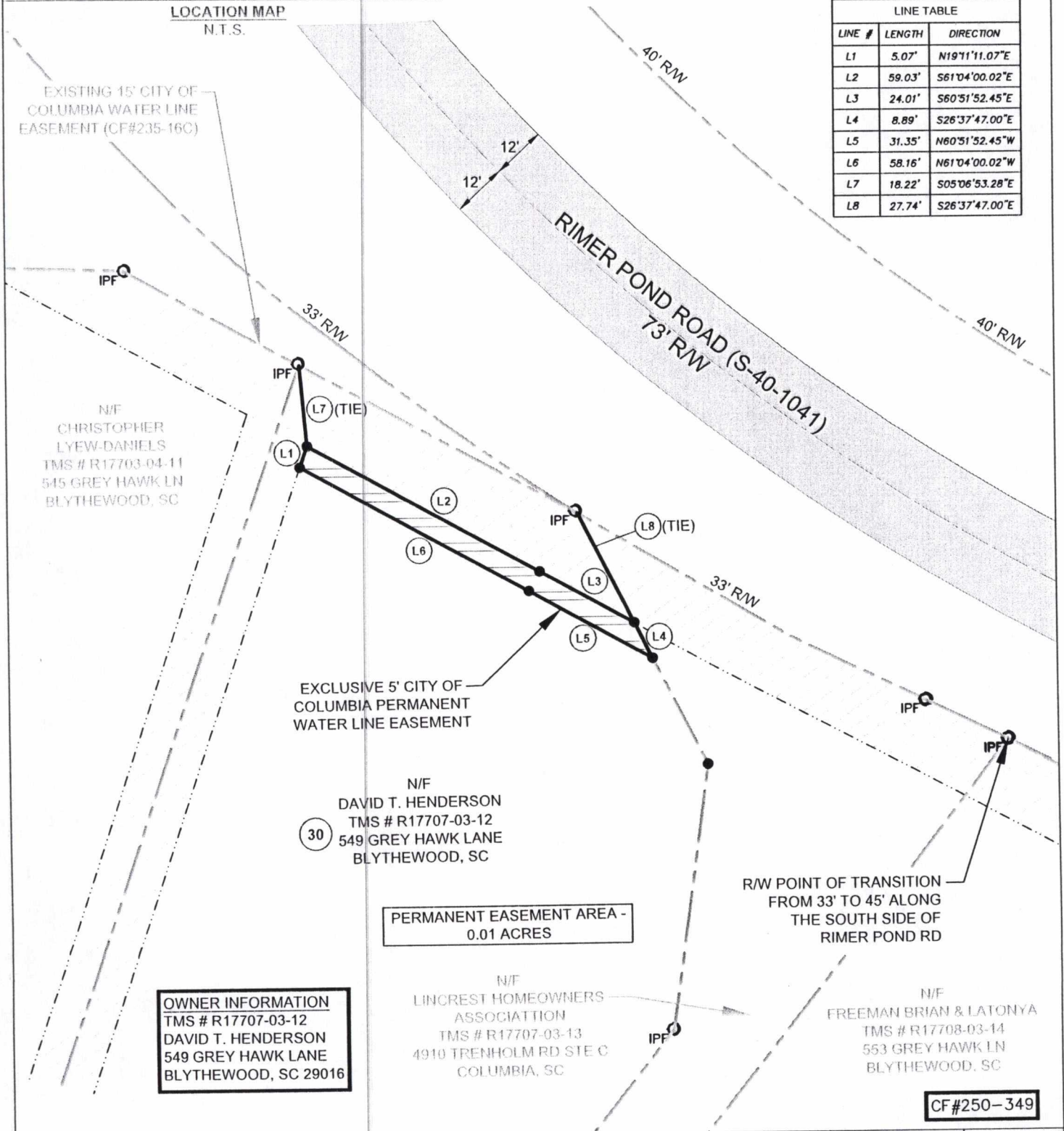


1 inch = 30 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.07'	N19°11'11.07"E
L2	59.03'	S61°04'00.02"E
L3	24.01'	S60°31'52.45"E
L4	8.89'	S26°37'47.00"E
L5	31.35'	N60°51'52.45"W
L6	58.16'	N61°04'00.02"W
L7	18.22'	S05°06'53.28"E
L8	27.74'	S26°37'47.00"E



**OWNER INFORMATION**  
TMS # R17707-03-12  
DAVID T. HENDERSON  
549 GREY HAWK LANE  
BLYTHEWOOD, SC 29016

CF#250-349


**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 30'	APPROVED BY:	
DATE:	01/08/15	W.K. DICKSON & CO., INC.	
REVISION DATE:	02/18/15		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARDCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 30 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with David T. Henderson as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of March, 2015.

  
State Bar Number: 16602

15521

STATE OF SOUTH CAROLINA )

EASEMENT

COPY

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, LINCREST HOMEOWNERS ASSOCIATION (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement five (5) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, Emergency Access Easement located along Grey Hawk Lane, Blythewood, South Carolina 29016, and being further identified as a portion of Richland County tax map number 17707-03-13, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, five (5) feet in width and having the following perimeter measurements: beginning on the southwestern property line of the subject property at a point twenty-seven and seventy-four hundredths (27.74) feet southeast of the northwestern property corner of the subject property, located on the southwestern boundary of an existing 15' City of Columbia water line easement (CF#235-16C) and extending therefrom S61°32'46.85"E along the common boundary of the subject property and the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C), for a distance of eighty-three and forty-three hundredths (83.43) feet to intersect the southeastern property line of the subject property at a point fifteen and ninety-eight hundredths (15.98) feet southwest of the northeastern property corner of the subject property; thence turning and extending therefrom S38°19'36.42"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17707-03-14, n/f Freeman, for a distance of five and eight hundredths (5.08) feet to a point; thence turning and extending therefrom N61°36'01.47"W along the subject property, for a distance of seventy-five and twenty-six hundredths (75.26) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N26°37'47."W along the common boundary of the southwestern property line of the subject property and the northeastern property line of Richland County TMS#17707-03-12, n/f Henderson, for a distance of eight and eighty-three hundredths (8.83) feet to intersect the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C) at a point twenty-seven and seventy-four hundredths (27.74) feet southeast of the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2023-2157  
 2015032369 04/28/2015 16:11:16:540 Easement  
 Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015032369 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

*NVM* 04/16/2015  
 Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 31 of 53, dated January 8, 2015, last revised April 6, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #31 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 13<sup>th</sup> day of April, 2015.

WITNESSES: [Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

**LINCREST HOMEOWNERS ASSOCIATION**

By: [Signature]  
(Signature)

Name: FRANK BERRY  
(Print Name)

Title: PRESIDENT  
(Print Title)

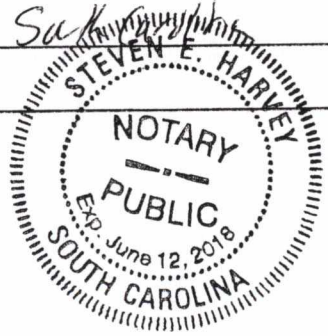
STATE OF South Carolina )  
COUNTY OF Lexington )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2015 by Frank Berry, Land Manager  
(Name & Title of Officer)  
of Lexington, S.C. on behalf of the within-named Grantor.  
(City & State)

[Signature]  
(Notary's Signature)

Notary Public for the State of South Carolina  
My Commission Expires: \_\_\_\_\_



# EXHIBIT

A

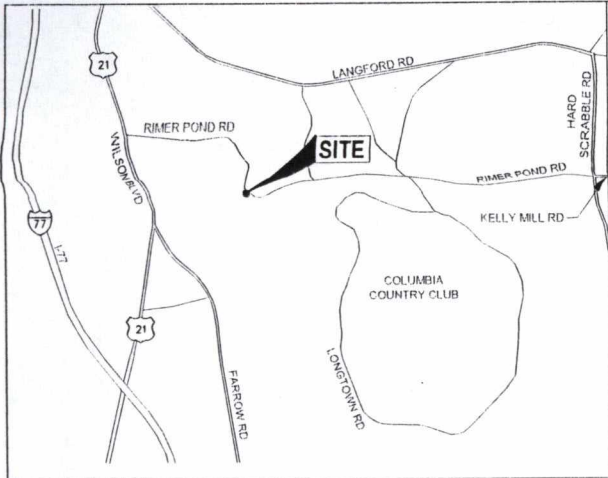
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17707; 2015 EDITION.

## GRAPHIC SCALE



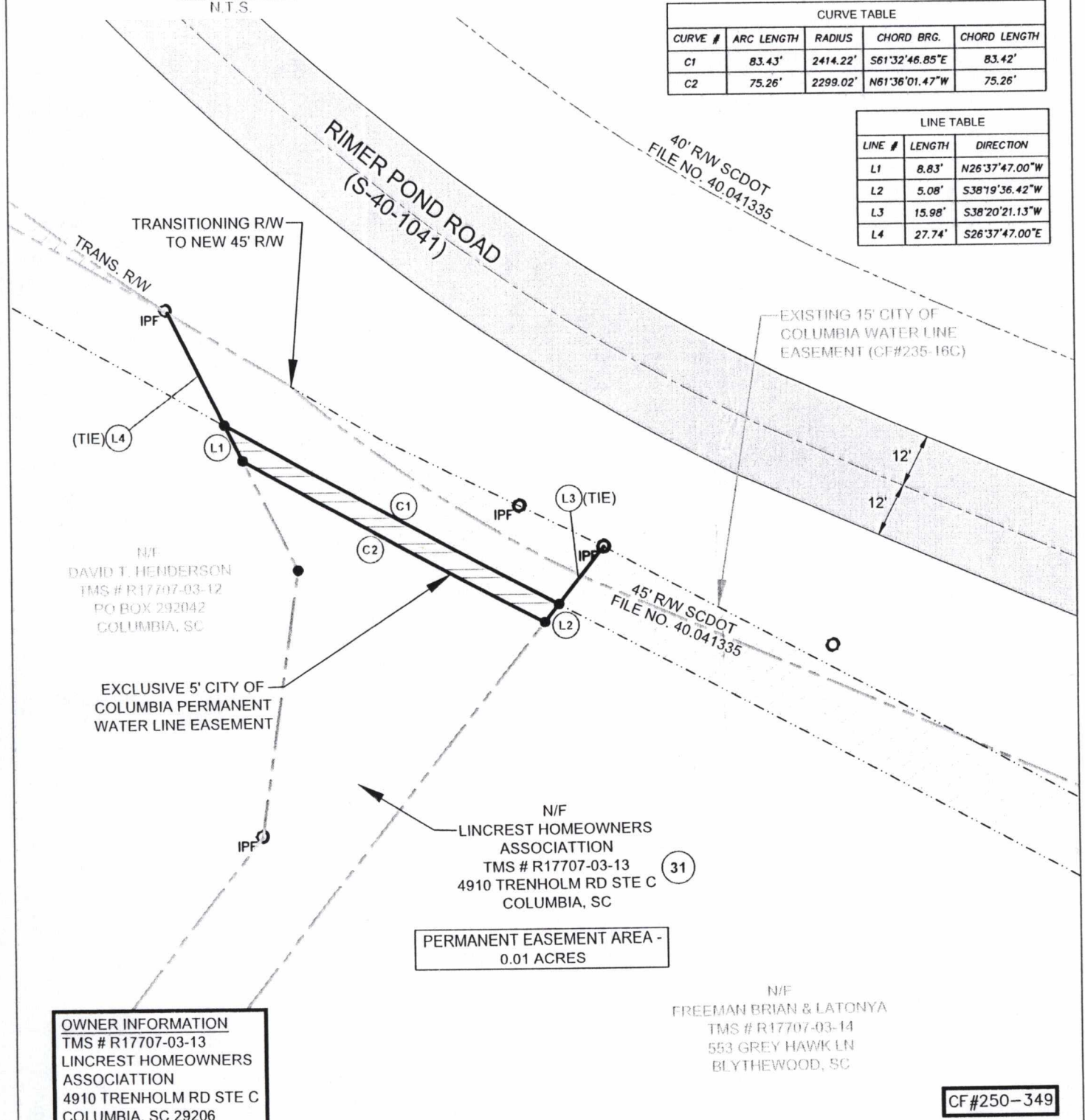
1 inch = 30 ft.



LOCATION MAP  
N.T.S.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	83.43'	2414.22'	S61°32'46.85"E	83.42'
C2	75.26'	2299.02'	N61°36'01.47"W	75.26'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.83'	N26°37'47.00"W
L2	5.08'	S38°19'36.42"W
L3	15.98'	S38°20'21.13"W
L4	27.74'	S26°37'47.00"E



**OWNER INFORMATION**  
TMS # R17707-03-13  
LINCREST HOMEOWNERS ASSOCIATION  
4910 TRENHOLM RD STE C  
COLUMBIA, SC 29206

**LEGEND**


- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:		DRAWN BY: KEU
DATE: 01/08/15	W.K. DICKSON & CO., INC.		CKD. SMH
REVISION DATE: 02/18/15 04/06/15			DRAWING NO.
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			31 OF 53

CF #250-349

ATTORNEY CERTIFICATION

I, Steven E. Harvey, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Lincrest Homeowners Association as Grantor and the City of Columbia, as Grantee this 13<sup>th</sup> day of April, 2015.

  
\_\_\_\_\_  
State Bar Number: 13051



COPY

#17207

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, BRIAN FREEMAN & LATONYA FREEMAN (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement five (5) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the City of Columbia, located at 553 Grey Hawk Lane, Blythewood, South Carolina 29016, designated as Lot 16, Lincrest, Phase 4 and being further identified as a portion of Richland County tax map number 17707-03-14, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, five (5) feet in width and having the following perimeter measurements: beginning on the subject property at a point fifteen and ninety-eight hundredths (15.98) feet southwest of the northern property corner of the subject property, located on the southwestern boundary of an existing 15' City of Columbia water line easement (CF#235-16C) and extending therefrom S61°41'10.77"E along the subject property and the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C), for a distance of one hundred ninety and ninety-one hundredths (190.91) feet to intersect the southeastern property line of the subject property at a point eighteen and six hundredths (18.06) feet southwest of the eastern property corner of the subject property; thence turning and extending therefrom S62°07'22.79"W along the common boundary of the southeastern property line of the subject property and the northwestern property line of Richland County TMS#17707-03-15, n/f Parker, for a distance of six and two hundredths (6.02) feet to a point; thence turning and extending therefrom N61°41'10.77"W along the subject property, for a distance of one hundred eighty-eight and forty-four hundredths (188.44) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N38°19'36.42"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of Richland County TMS#17707-03-13, for a distance of five and eight hundredths (5.08) feet to intersect the southwestern boundary of said existing 15' City of Columbia water line easement (CF#235-16C) at a point fifteen and ninety-eight hundredths (15.98) feet southwest of the northern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2456-1705

2019094719 12/23/2019 11:08:38:647

Fee: \$25.00

County Tax: \$0.00

Easement State Tax: \$0.00



2019094719

John T. Hopkins II

Richland County R.O.D.

APPROVED AS TO FORM

*Katasha T. M. Pauley*  
Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project # WM3872, drawing 32 of 53, dated January 8, 2015, last revised April 6, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #250-349.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG

EASEMENT #32 OF 53

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 25<sup>th</sup> day of November, 2015<sub>9</sub>.

WITNESSES:

R. B. [Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
BRIAN FREEMAN

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF RICHLAND )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November, 2015<sub>9</sub> by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC

MY COMMISSION EXPIRES 6-8-2020

WITNESS the hand and seal of the Grantor this 25<sup>th</sup> day of November, 2015.19

WITNESSES:

R. B. Anderson III  
(1<sup>st</sup> Witness Signature)

Latonya Freeman  
LATONYA FREEMAN

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA )  
  
COUNTY OF RICHLAND )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November, 2015<sup>19</sup> by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR STATE OF SC  
MY COMMISSION EXPIRES 6-8-2020

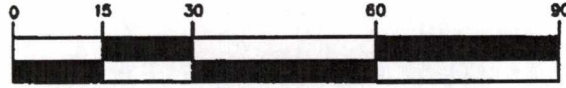
# EXHIBIT

A

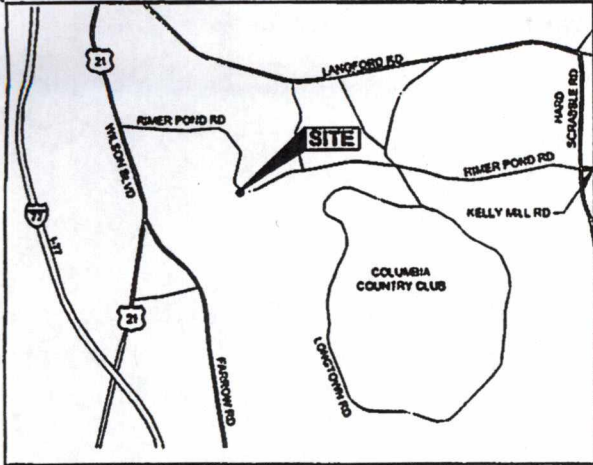
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17707; 2015 EDITION.

**GRAPHIC SCALE**

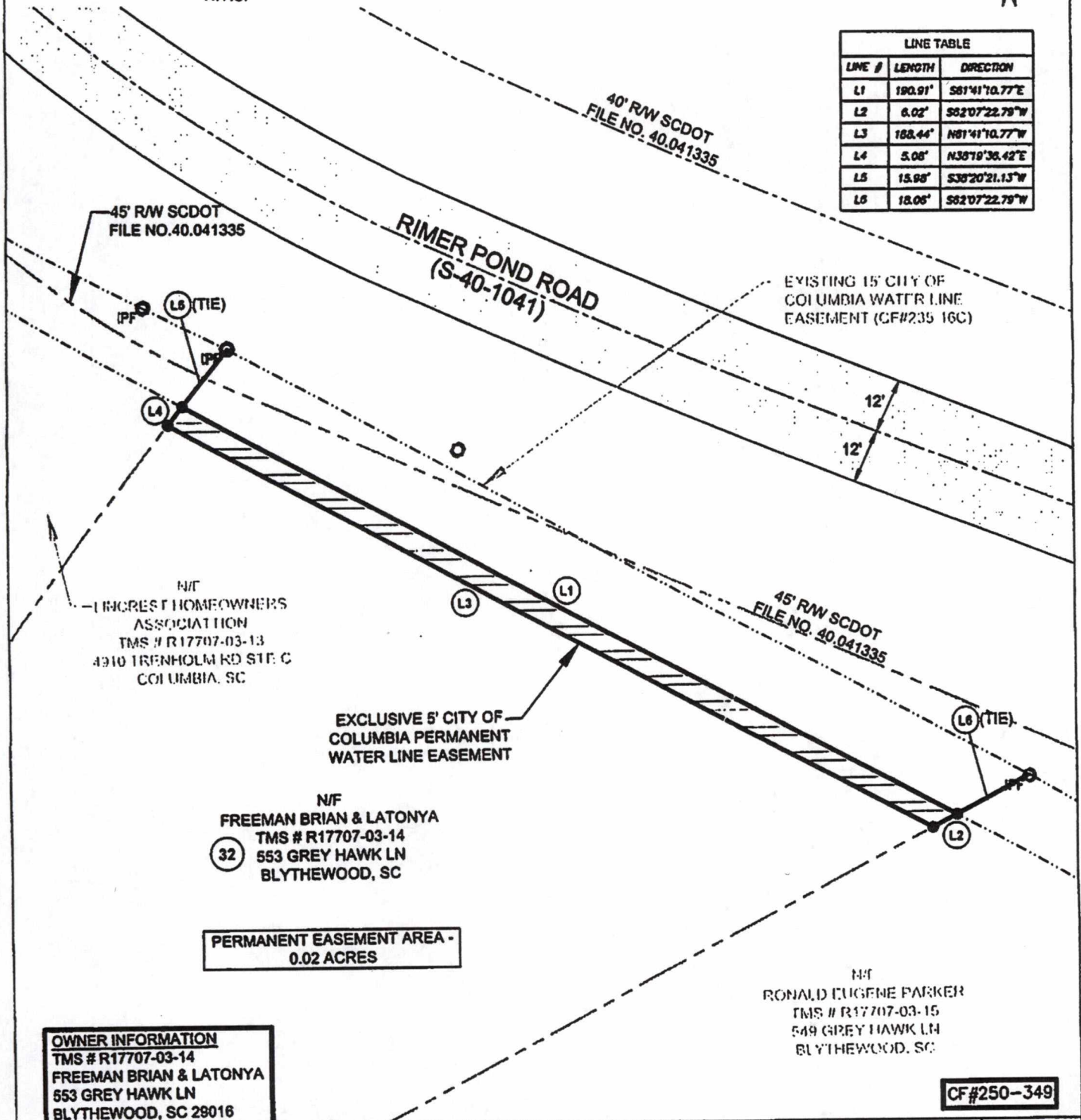


1 inch = 30 ft.



**LOCATION MAP**  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	190.91'	S81°41'10.77"E
L2	6.02'	S82°07'22.79"W
L3	188.44'	N81°41'10.77"W
L4	5.08'	N38°19'36.42"E
L5	15.98'	S38°20'21.13"W
L6	18.06'	S82°07'22.79"W



**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	<b>PREPARED BY:</b> <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 04/08/15		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			32 OF 53

**ATTORNEY CERTIFICATION**

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Latonya Freeman as Grantor and the City of  
Columbia, as Grantee this 25<sup>th</sup> day of November, 2019.

Dana M. Thye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Brian Freeman as Grantor and the City of Columbia, as Grantee this 25<sup>th</sup> day of November, 2019.

Dana M. Thye  
State Bar Number: 16602

COPY

#15554

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, NANCY SUE R. SMITH (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located on the south side of Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-16, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom in a southeasterly direction along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northernmost/northwestern property line of the subject property, for a chord distance of one hundred seventy-two and thirty-three hundredths (172.33) feet to a point; thence turning and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northernmost/northwestern property line of the subject property, for a chord distance of two hundred thirteen and seventy-nine hundredths (213.79) feet to a point; thence turning and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northernmost/northwestern property line of the subject property, for a distance of four hundred sixty-seven and sixty-eight hundredths (467.68) feet to intersect the northernmost property corner of the subject property; thence turning and extending therefrom S49°04'06.07"E along the northernmost/northeastern property line of the subject property, for a distance of twenty-one (21) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of four hundred seventy-seven and six hundredths (477.06) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a chord distance of two hundred twenty-one and thirty-nine hundredths (221.39) feet to a point, thence turning and extending therefrom in a northwesterly direction along the subject property, for a chord distance of one hundred seventy-one and eighty-three hundredths (171.83) feet to intersect the western property line of the subject property; thence turning and extending therefrom N01°55'39.02"W along the western property line of the subject property, for a distance of twenty and eighty-three hundredths (20.83) feet to intersect the northernmost/northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872,

Book 2039-1748  
 2015048332 06/30/2015 16:28:06:000 Easement  
 Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00



2015048332 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM  
*NVA* 04/10/2015  
 Legal Department City of Columbia, SC



drawing 33 of 53, dated January 8, 2015, last revised April 6, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 33 of 53)

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 20~~th~~ day of May, 2015.

WITNESSES:

Courtney Cade  
(1<sup>st</sup> Witness Signature)

Nancy Sue R. Smith  
Nancy Sue R. Smith

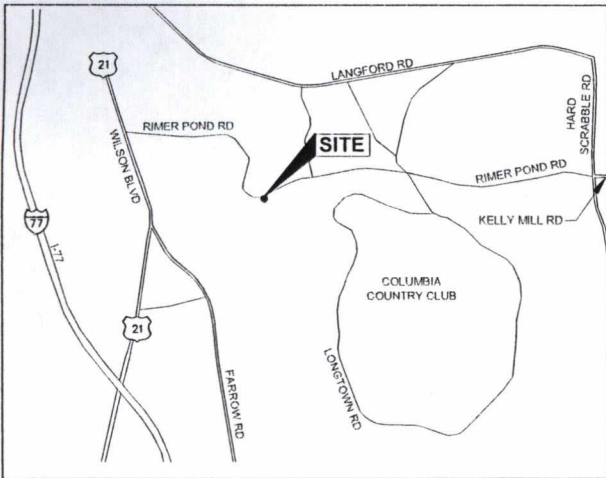
Will [Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SOUTH CAROLINA ) ACKNOWLEDGEMENT  
COUNTY OF ANDERSON )

The foregoing instrument was acknowledged before me this 20~~th~~ day of May, 2015 by the within-named Grantor.

William R. Thomson  
(Notary's Signature)  
WILLIAM R THOMPSON  
NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: 10/8/23  
(Date)



REFERENCES:

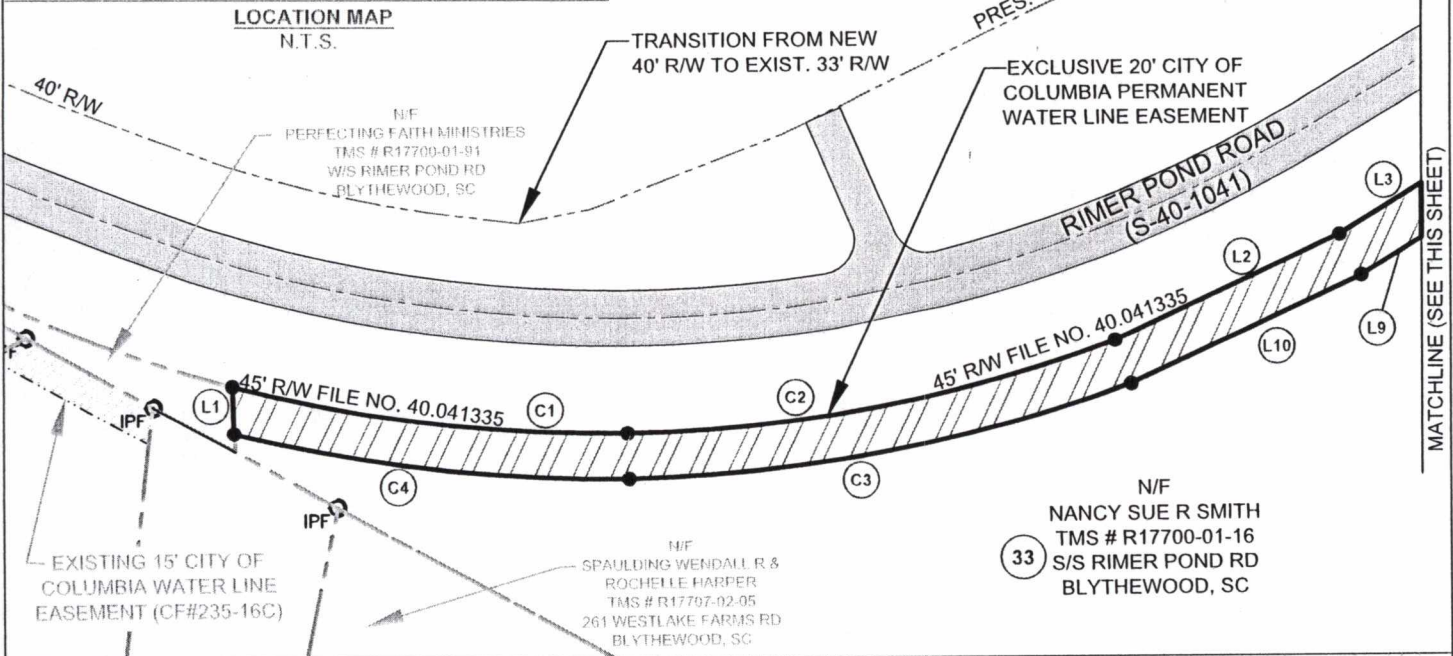
**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**GRAPHIC SCALE**



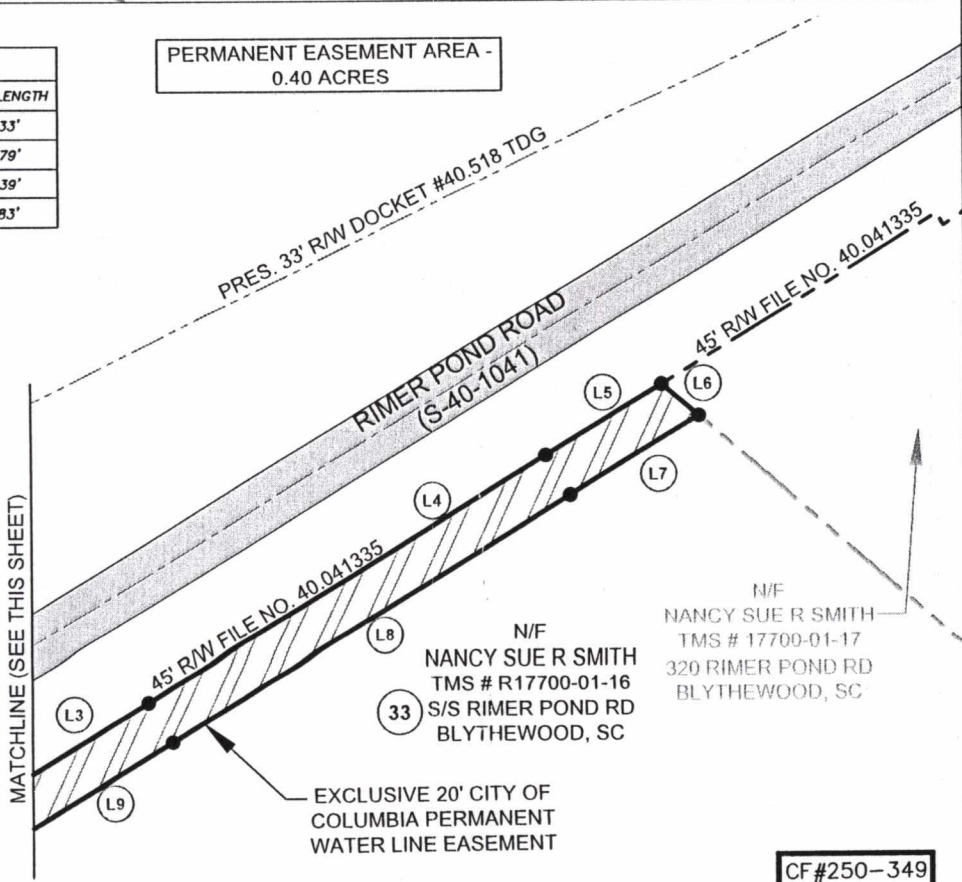
1 inch = 80 ft.



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	172.85'	642.19'	S83°06'30.60"E	172.33'
C2	214.84'	627.09'	N79°16'08.45"E	213.79'
C3	222.49'	647.09'	S79°14'06.99"W	221.39'
C4	172.32'	662.19'	N83°21'56.45"W	171.83'

PERMANENT EASEMENT AREA - 0.40 ACRES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.83'	N01°55'39.02"W
L2	107.27'	N65°01'38.35"E
L3	100.52'	N58°28'11.15"E
L4	201.16'	N58°39'21.78"E
L5	58.73'	N58°40'56.12"E
L6	21.00'	S49°04'06.07"E
L7	65.12'	S58°40'56.13"W
L8	201.11'	S58°39'21.78"W
L9	101.65'	S58°28'11.26"W
L10	109.18'	S65°01'38.35"W



**OWNER INFORMATION**  
 NANCY SUE R SMITH  
 TMS # R17700-01-16  
 136 BLAIR RD  
 BELTON, SC 29627

CF#250-349

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 04/06/15		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			33 OF 53

ATTORNEY CERTIFICATION

I, William R. Thomson, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Nancy Sue R. Smith as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of May, 2015.

William R. Thomson

State Bar Number: 5562

COPY

15555  
STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **NANCY SUE RIMER SMITH** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **variable feet in width (20' to 45')**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 320 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-17, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the westernmost property corner of the subject property and extending therefrom N58°40'56.12"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of forty-one and nineteen hundredths (41.19) feet to a point; thence turning and extending therefrom N58°09'16.33"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of ninety-nine and forty-one hundredths (99.41) feet to a point; thence turning and extending therefrom S28°35'06.54"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and a northeastern property line of the subject property, for a distance of six and twenty-two hundredths (6.22) feet to a point; thence turning and extending therefrom N55°50'34.57"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of ninety-nine and ninety-one hundredths (99.91) feet to a point; thence turning and extending therefrom N63°02'05.00"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of forty-nine and eighty-three hundredths (49.83) feet to a point; thence turning and extending therefrom N56°51'55.98"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of forty-nine and sixty-eight hundredths (49.68) feet to a point; thence turning and extending therefrom N61°30'58.68"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of one hundred ninety-eight and twenty-two hundredths (198.22) feet to a point; thence turning and extending therefrom N63°36'31.56"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of one hundred fifteen (115) feet to intersect the northernmost property

APPROVED AS TO FORM

*NVMA* 04/10/2015  
Legal Department City of Columbia, SC

Book 2039-1743  
2015048331 06/30/2015 16:28:05:833 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00



2015048331 John T. Hopkins II Richland County R.O.D.

corner of the subject property; thence turning and extending therefrom S50°37'00.86"E along the northeastern property line of the subject property, for a distance of twenty-one and eighty-five hundredths (21.85) feet to a point; thence turning and extending therefrom S63°09'21.94"W along the subject property, for a distance of eighty-eight and sixteen hundredths (88.16) feet to a point; thence turning and extending therefrom S42°12'52.92"W along the subject property, for a distance of sixty-nine and eighty-three hundredths (69.83) feet to a point; thence turning and extending therefrom S61°30'58.68"W along the subject property, for a distance of one hundred sixty-five and fifty-one hundredths (165.51) feet to a point; thence turning and extending therefrom S56°51'55.98"W along the subject property, for a distance of thirty-two and sixty-five hundredths (32.65) feet to a point; thence turning and extending therefrom S73°31'42.10"W along the subject property, for a distance of one hundred three and seven tenths (103.7) feet to a point; thence turning and extending therefrom S55°50'34.57"W along the subject property, for a distance of eighty-six and ninety-nine hundredths (86.99) feet to a point; thence turning and extending therefrom N28°35'06.54"W along the subject property, for a distance of seven and nine hundredths (7.09) feet to a point; thence turning and extending therefrom S58°19'01.68"W along the subject property, for a distance of one hundred thirteen and twenty-one hundredths (113.21) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N49°03'25.93"W along the southwestern property line of the subject property, for a distance of twenty-one (21) feet to intersect the westernmost property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 34 of 53, dated January 8, 2015, last revised April 4, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 34 of 53)

**Easement Condition:**

The City will agree to set one standard residential tap for the subject property. It is understood and agreed that the City does not waive the fees for a Dual Check Valve, meter nor any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for water service is made.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 20th day of May, 2015.

WITNESSES:

Courtney Cade  
(1<sup>st</sup> Witness Signature)

Nancy Sue Rimer Smith  
Nancy Sue Rimer Smith

Wally [Signature]  
(2<sup>nd</sup> Witness Signature)

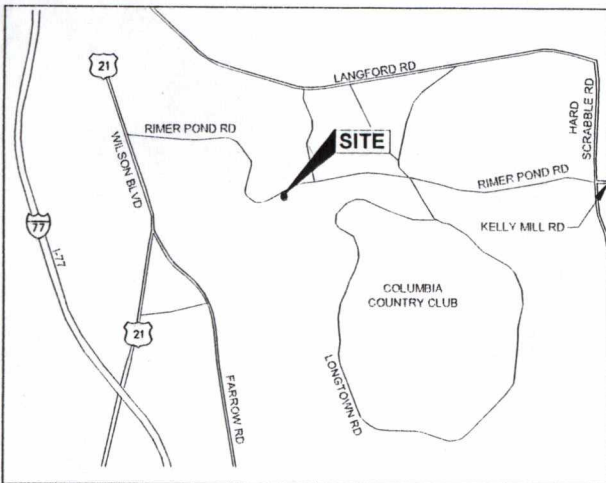
STATE OF SOUTH CAROLINA ) ACKNOWLEDGEMENT  
COUNTY OF ANDERSON )

The foregoing instrument was acknowledged before me this 20th day of May, 2015 by the within-named Grantor.

Wally [Signature]  
(Notary's Signature)

William R Thomson  
NOTARY PUBLIC FOR: SOUTH CAROLINA  
(State)

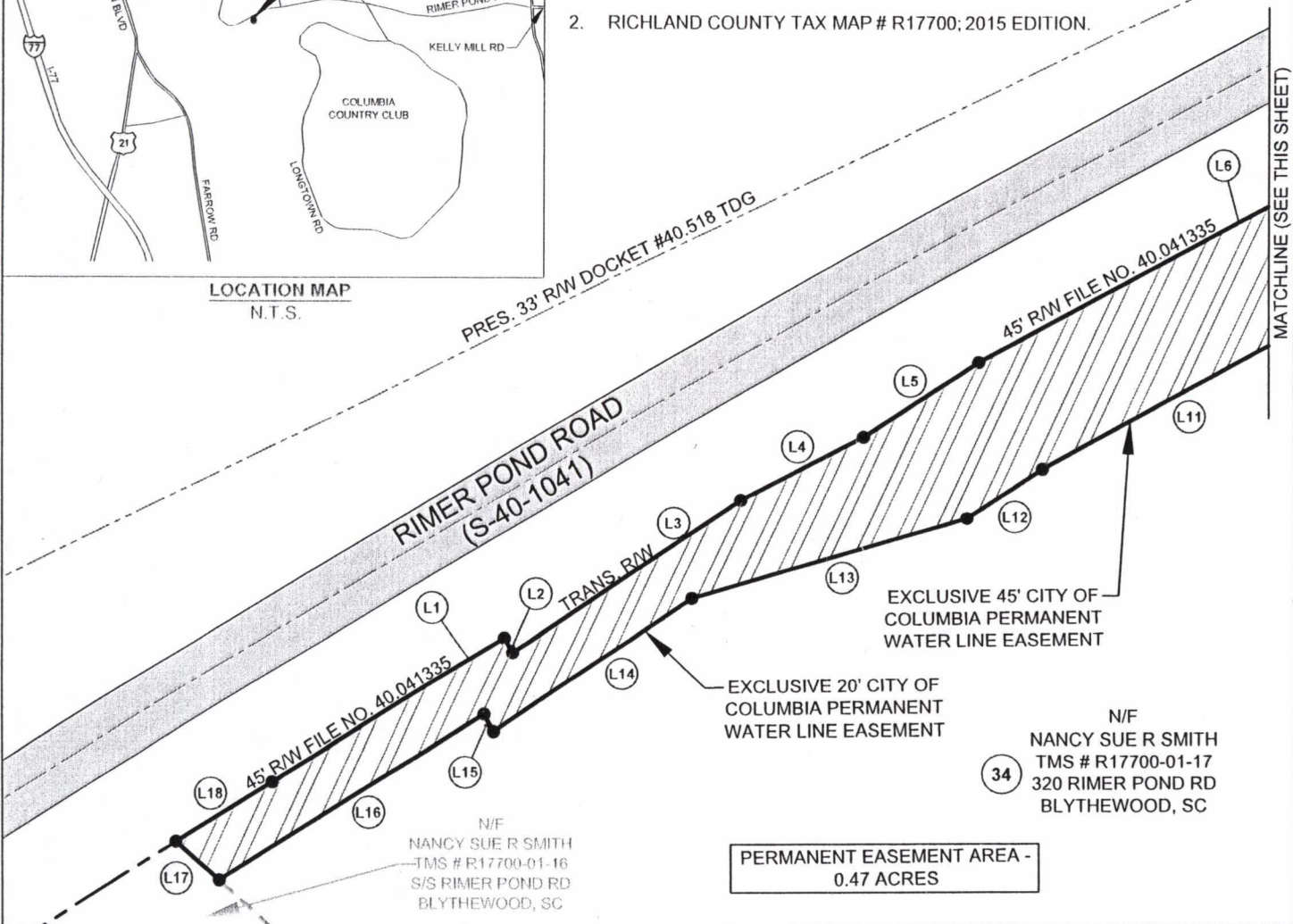
MY COMMISSION EXPIRES: 10/8/23  
(Date)



REFERENCES:

**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.



*GRAPHIC SCALE*

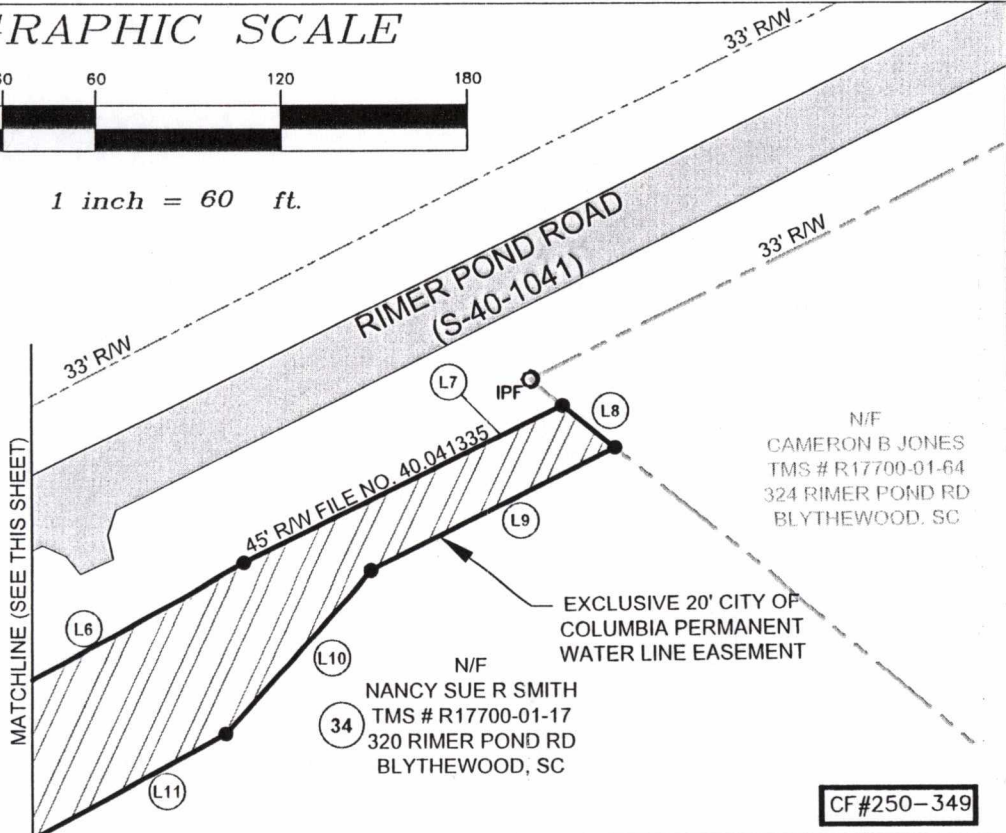


1 inch = 60 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	99.41'	S58°09'16.33"W
L2	6.22'	N28°35'06.54"W
L3	99.91'	S55°50'34.57"W
L4	49.83'	S63°02'05.00"W
L5	49.68'	S56°51'55.98"W
L6	198.22'	S61°30'58.68"W
L7	115.00'	S63°36'31.56"W
L8	21.85'	N50°37'00.86"W
L9	88.16'	N63°09'21.94"E
L10	69.83'	N42°12'52.92"E
L11	165.51'	N61°30'58.68"E
L12	32.65'	N56°51'55.98"E
L13	103.70'	N73°31'42.10"E
L14	86.99'	N55°50'34.57"E
L15	7.09'	S28°35'06.54"E
L16	113.21'	N58°19'01.68"E
L17	21.00'	S49°03'25.93"E
L18	41.19'	S58°40'56.12"W

**OWNER INFORMATION**  
 NANCY SUE R SMITH  
 TMS # R17700-01-17  
 136 BLAIR RD  
 BELTON, SC 29627



CF#250-349

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 04/06/15		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			34 OF 53



**ATTORNEY CERTIFICATION**

I, William R. Thomson, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Nancy Sue Rimer Smith as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of May, 2015.

William R. Thomson

State Bar Number: 5562

#15489

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **CAMERON B. JONES** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 324 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-64, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N63°47'57.97"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of two hundred eighty-three and twenty-four hundredths (283.24) feet to a point; thence turning and extending therefrom N68°21'36.94"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of one hundred seventy and sixty-four hundredths (170.64) feet to intersect the northernmost property corner of the subject property; thence turning and extending therefrom S07°21'28.38"E along the eastern property line of the subject property, for a distance of twenty and sixty-four hundredths (20.64) feet to a point; thence turning and extending therefrom S68°21'36.94"W along the subject property, for a distance of one hundred fifty-eight and fifty-four hundredths (158.54) feet to a point; thence turning and extending therefrom S63°54'02.83"W along the subject property, for a distance of two hundred seventy-nine and fifty-seven hundredths (279.57) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N50°37'00.86"W along the southwestern property line of the subject property, for a distance of twenty-one and ninety-six hundredths (21.96) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 35 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 35 of 53)

APPROVED AS TO FORM

*NVMQ* 01/20/2015  
Legal Department City of Columbia, SC

Book 2013-1322  
2015018733 03/20/2015 11:13:01:393 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00

2015018733 John T. Hopkins II Richland County R.O.D.

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of March, 2015.

WITNESSES:

R. B. ATE III  
(1<sup>st</sup> Witness Signature)

Cameron B. Jones  
Cameron B. Jones

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SC ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020

REFERENCES:

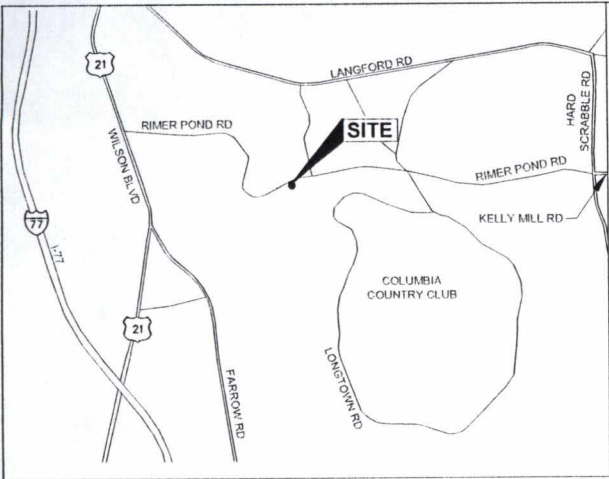
**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

*GRAPHIC SCALE*

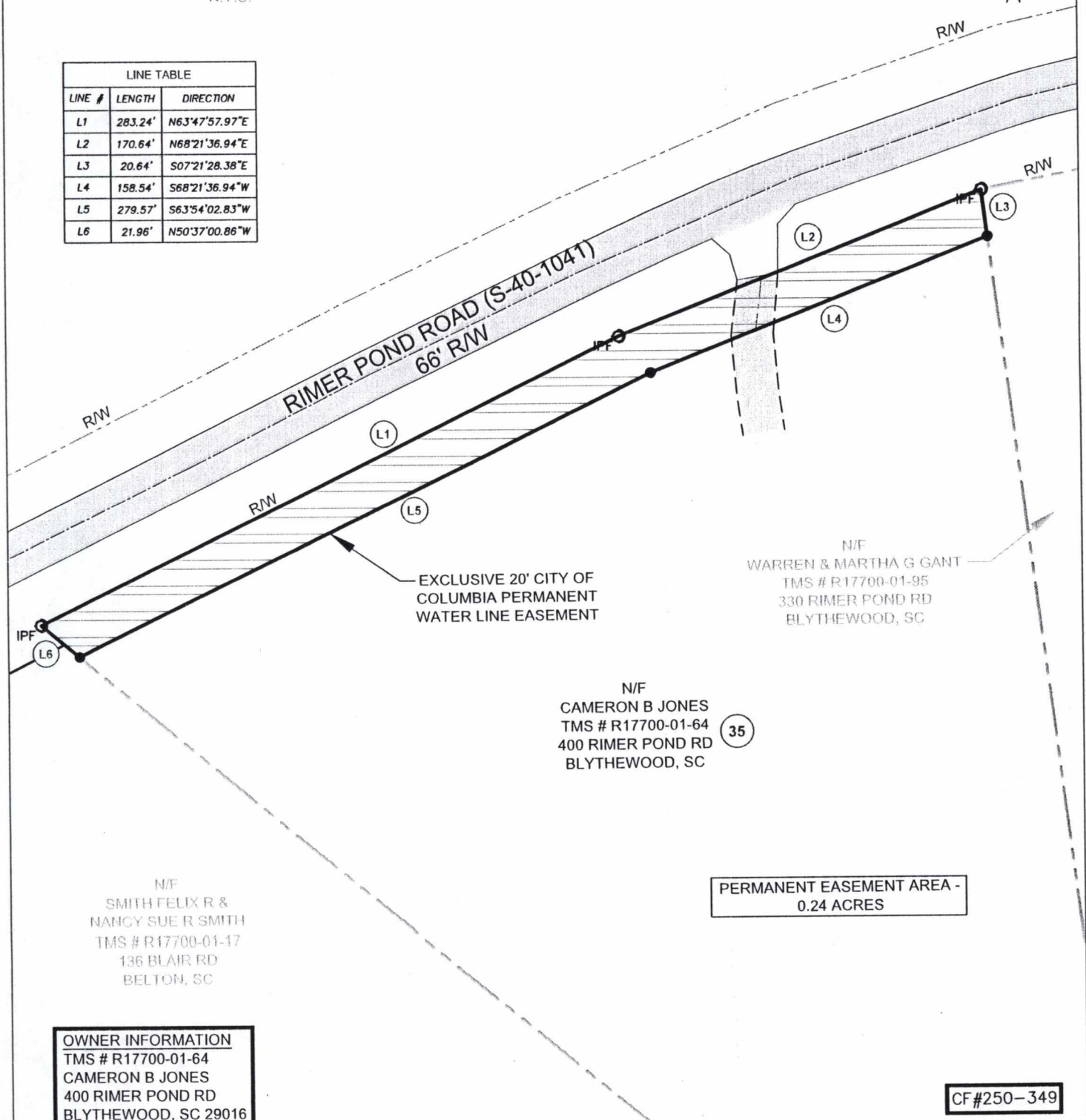


1 inch = 60 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	283.24'	N63°47'57.97"E
L2	170.64'	N68°21'36.94"E
L3	20.64'	S07°21'28.38"E
L4	158.54'	S68°21'36.94"W
L5	279.57'	S63°54'02.83"W
L6	21.96'	N50°37'00.86"W



**OWNER INFORMATION**  
TMS # R17700-01-64  
CAMERON B JONES  
400 RIMER POND RD  
BLYTHEWOOD, SC 29016

PERMANENT EASEMENT AREA -  
0.24 ACRES

CF#250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			35 OF 53

ATTORNEY CERTIFICATION

I, Dan M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Cameron B. Jones as Grantor and the City of Columbia, as Grantee this 12<sup>th</sup> day of March, 2015.

Dan M. Thye

State Bar Number: 14602

COPY

#15490

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **CAMERON B. JONES** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 400 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-19, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N82°29'58.82"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of three hundred fifty-one and twenty-three hundredths (351.23) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S01°36'21.24"E along the eastern property line of the subject property, for a distance of twenty and twenty-six hundredths (20.26) feet to a point; thence turning and extending therefrom S82°29'58.82"W along the subject property, for a distance of three hundred forty-eight and seven hundredths (348.07) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N07°22'19.23"W along the southwestern property line of the subject property, for a distance of twenty and four hundredths (20.04) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 37 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 37 of 53)

APPROVED AS TO FORM

*W.M.G.* 01/20/2015  
Legal Department City of Columbia, SC

Book 2013-1326  
2015018734 03/20/2015 11:13:01:490 Easement  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2015018734 John T. Hopkins II Richland County R.O.D.

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of March, 2015.

WITNESSES:

R. B. ADA III  
(1<sup>st</sup> Witness Signature)

Cameron B. Jones  
Cameron B. Jones

[Signature]  
(2<sup>nd</sup> Witness Signature)

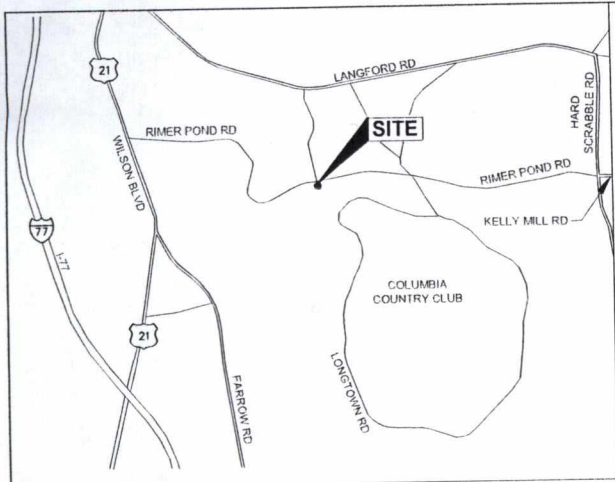
STATE OF SC ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)



LOCATION MAP  
N.T.S.

REFERENCES:

EXHIBIT A

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

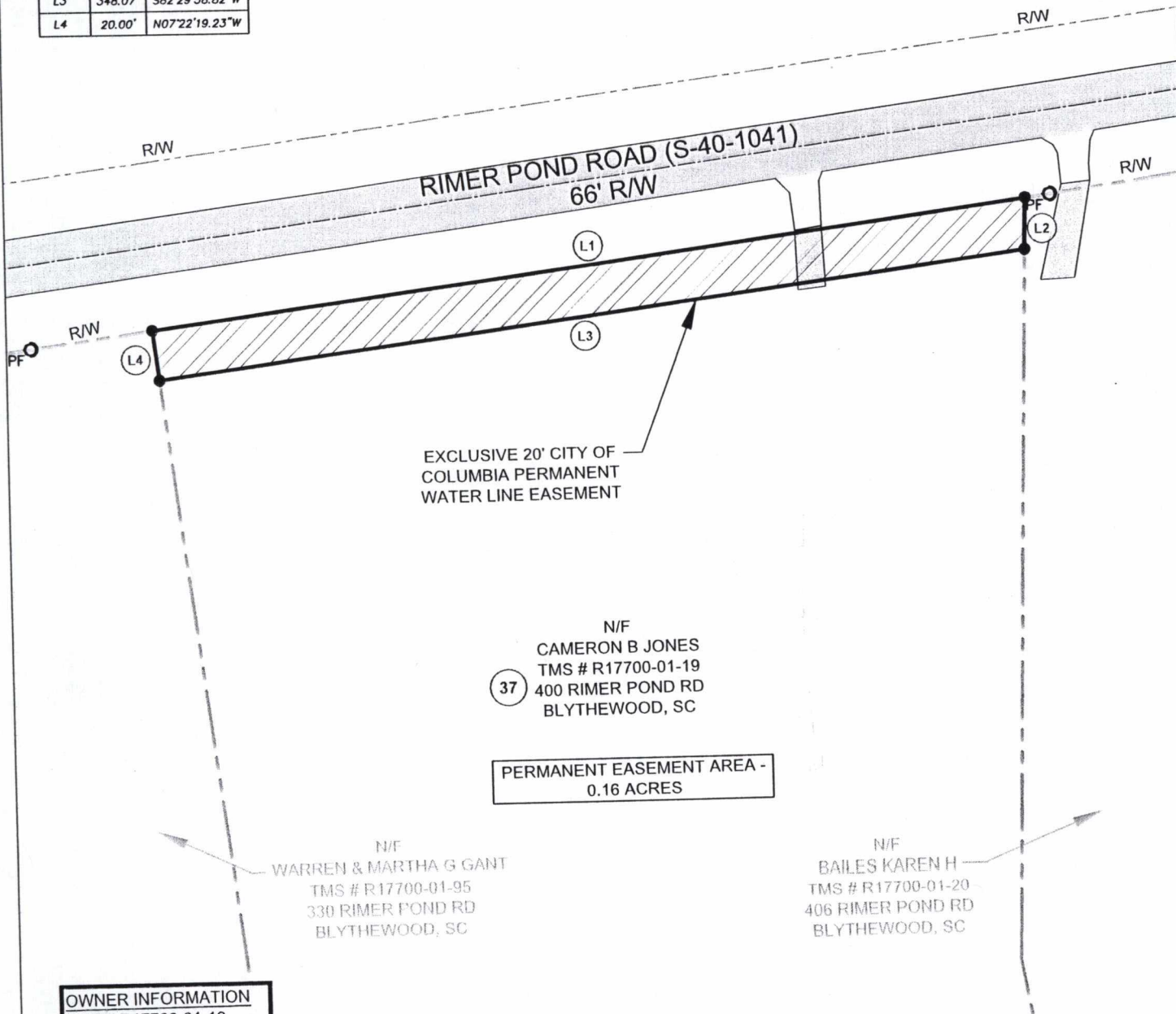
GRAPHIC SCALE



1 inch = 60 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	351.23'	N82°29'58.82"E
L2	20.26'	S01°36'21.24"W
L3	348.07'	S82°29'58.82"W
L4	20.00'	N07°22'19.23"W



**OWNER INFORMATION**  
TMS # R17700-01-19  
CAMERON B JONES  
400 RIMER POND RD  
BLYTHEWOOD, SC 29016

PERMANENT EASEMENT AREA -  
0.16 ACRES

CF#250-349

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Diagonal Hatched Box] EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 37 OF 53



ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Cameron B. Jones as Grantor and the City of Columbia, as Grantee this 12<sup>th</sup> day of March, 2015.

Dana M. Thye  
State Bar Number: 14602

#15491  
STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, KAREN ANNE HATTER F/K/A KAREN H. BAILES (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 406 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-20, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N82°29'58.12"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of nine and eighty-one hundredths (9.81) feet to a point; thence turning and extending therefrom N81°59'21.10"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of two hundred twenty-seven and eight hundredths (227.08) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S02°52'52.58"E along the eastern property line of the subject property, for a distance of twenty and eight hundredths (20.08) feet to a point; thence turning and extending therefrom S81°59'21.09"W along the subject property, for a distance of two hundred twenty-five and thirty-eight hundredths (225.38) feet to a point; thence turning and extending therefrom S82°29'58.12"W along the subject property, for a distance of thirteen and eleven hundredths (13.11) feet to intersect the western property line of the subject property; thence turning and extending therefrom N01°36'21.24"E along the western property line of the subject property, for a distance of twenty and twenty-six hundredths (20.26) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 38 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 38 of 53)  
Book 2013-1330  
2015018735 03/20/2015 11:13:01:587 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00



2015018735 John T. Hopkins II Richland County R.O.D.

APPROVED AS TO FORM

NRA 3.12.15

Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 12<sup>th</sup> day of March, 2015.

WITNESSES:

R. B. Hill III  
(1<sup>st</sup> Witness Signature)

Karen Hatter  
Karen Anne Hatter f/k/a Karen H. Bailes

[Signature]  
(2<sup>nd</sup> Witness Signature)

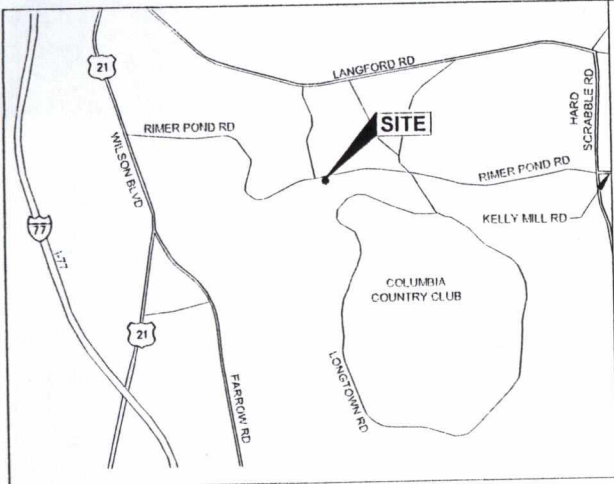
STATE OF SC ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)



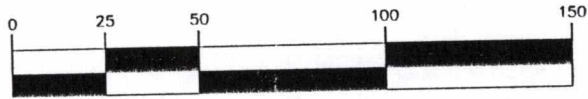
LOCATION MAP  
N.T.S.

REFERENCES:

**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

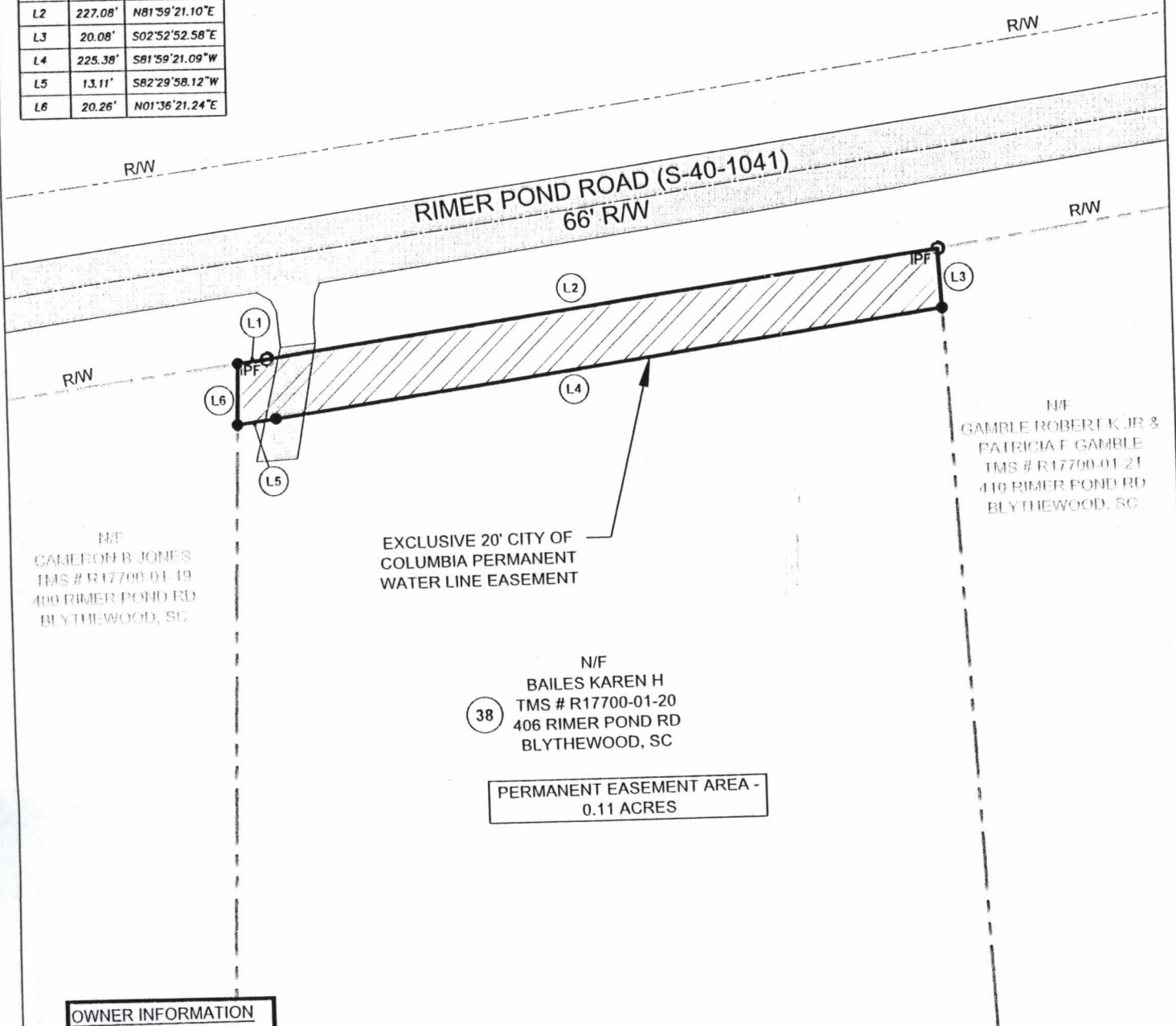
*GRAPHIC SCALE*



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.81'	N82°29'58.12"E
L2	227.08'	N81°59'21.10"E
L3	20.08'	S02°52'52.58"E
L4	225.38'	S81°59'21.09"W
L5	13.11'	S82°29'58.12"W
L6	20.26'	N01°36'21.24"E



N/F  
CAMERON B JONES  
TMS # R17700-01-19  
400 RIMER POND RD  
BLYTHEWOOD, SC

EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
GAMBLE ROBERT K JR &  
PATRICIA F GAMBLE  
TMS # R17700-01-21  
410 RIMER POND RD  
BLYTHEWOOD, SC

N/F  
BAILES KAREN H  
TMS # R17700-01-20  
406 RIMER POND RD  
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA -  
0.11 ACRES

**OWNER INFORMATION**  
TMS # R17700-01-20  
BAILES KAREN H  
406 RIMER POND RD  
BLYTHEWOOD, SC 29016

CF#250-349


**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:		DRAWING NO. 38 OF 53	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Karen Anne Hatter f/k/a Karen H. Bailes as Grantor and the City of Columbia, as Grantee this 12<sup>th</sup> day of March, 2015.

  
State Bar Number: 14602



#15780

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST (also hereinafter singularly and collectively referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 410 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-21, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N81°21'42.49"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of one hundred twenty and six hundredths (120.06) feet to a intersect the common boundary of the northernmost property corner of the subject property and the northwestern property corner of TMS#17700-01-82, n/f Michael A. Scott and Shirley J. Scott; thence turning and extending therefrom S75°22'11.38"E along the common boundary of the northeastern property line of the subject property and the southwestern property line of TMS#17700-01-82, for a distance of fifty and sixty-three hundredths (50.63) feet to a point; thence turning and extending therefrom S81°21'42.51"W along the subject property, for a distance of one hundred sixty-eight and fifty-nine hundredths (168.59) feet to intersect the western property line of the subject property; thence turning and extending therefrom N02°52'50.58"W along the western property line of the subject property, for a distance of twenty and one tenth (20.1) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 39 of 53, dated January 8, 2015, last revised October 29, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 39 of 53)

APPROVED AS TO FORM

WVMO 11/03/2015  
Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 4th day of January, 2016.

WITNESSES:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST** by Rushmore Loan Management Services, LLC as Attorney in Fact

[Signature]  
(1<sup>st</sup> Witness Signature)  
Taiese Brown

By: [Signature]  
(Signature)

Name: Robert Norrell  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)  
Ashley Hutchinson

Title: Vice President  
(Print Title)

STATE OF TEXAS )

COUNTY OF HARRIS )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 4th day of January, 2015 by Robert Norrell, Vice President of Rushmore Loan Management

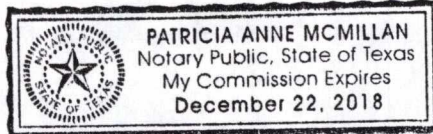
(Name and Title of Officer)

Services and as Attorney in Fact on behalf of the within-named Grantor.

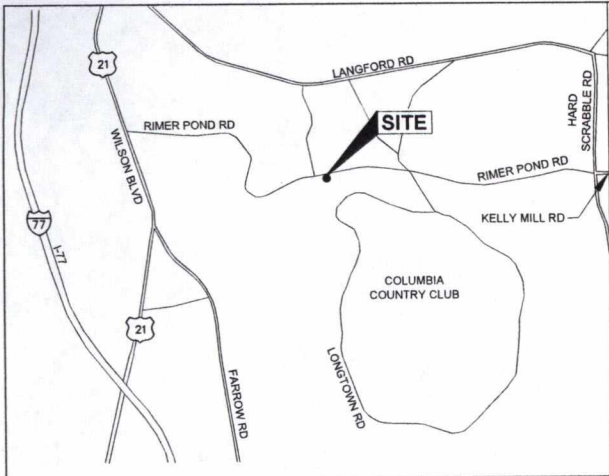
[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: TEXAS  
(State)

MY COMMISSION EXPIRES: 12/22/2018  
(Date)



# EXHIBIT A



**LOCATION MAP**  
N.T.S.

**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

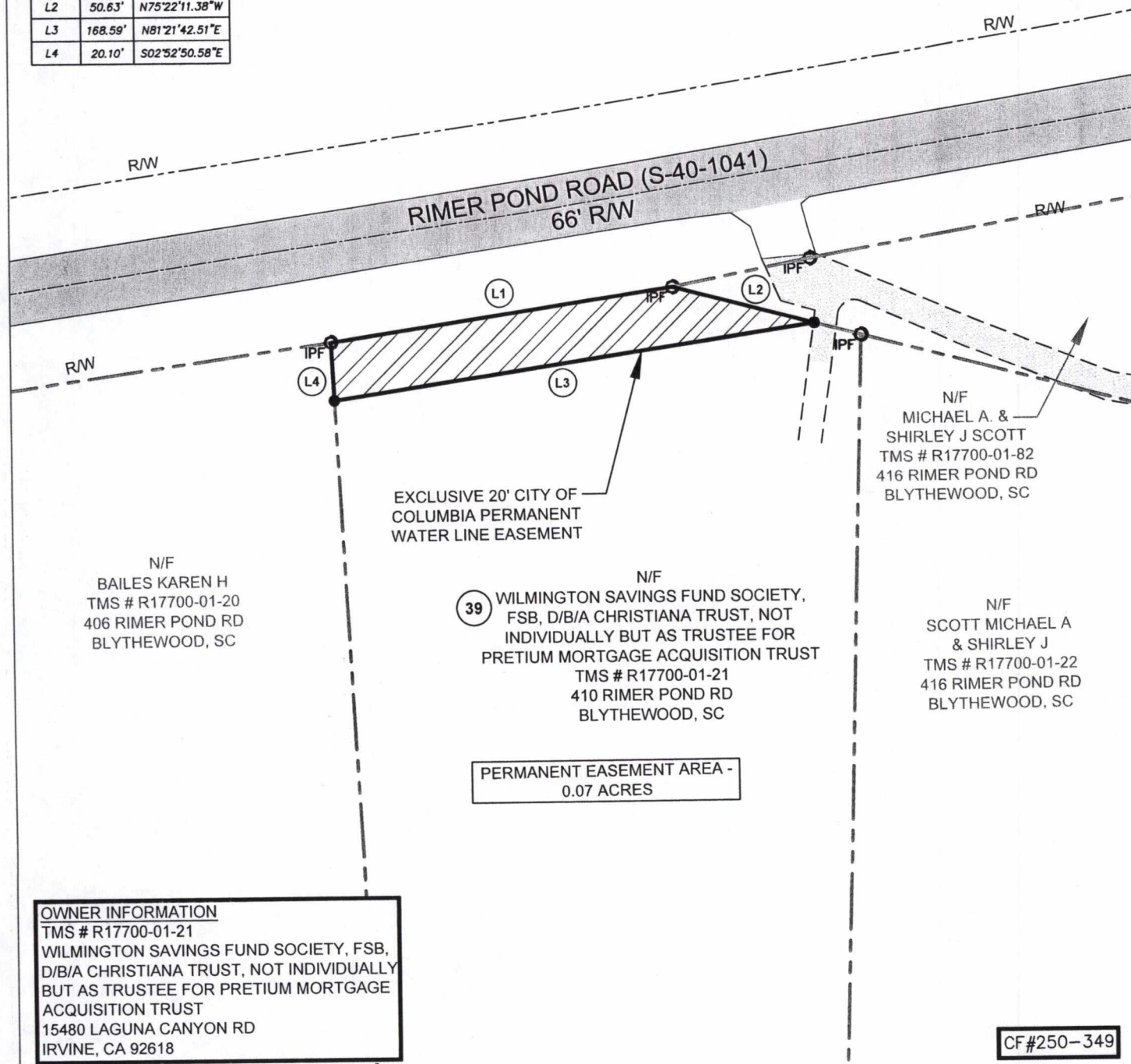
## GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	120.06'	S81°21'42.49"W
L2	50.63'	N75°22'11.38"W
L3	168.59'	N81°21'42.51"E
L4	20.10'	S02°52'50.58"E



**OWNER INFORMATION**  
TMS # R17700-01-21  
WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY  
BUT AS TRUSTEE FOR PRETIUM MORTGAGE  
ACQUISITION TRUST  
15480 LAGUNA CANYON RD  
IRVINE, CA 92618

**CF#250-349**

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:  W.K. DICKSON & CO., INC.	DRAWN BY: KEU CKD. SMH	
DATE: 01/08/15			
REVISION DATE: 10/29/2015	<b>PREPARED BY:</b> W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 39 OF 53

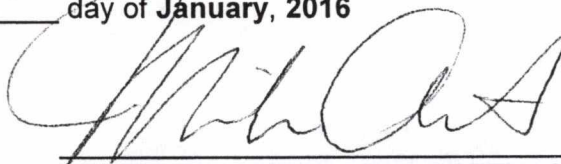


STATE OF TEXAS :

COUNTY OF DALLAS:

The undersigned does hereby certify that he is an attorney at law duly admitted to practice in the State of TEXAS and residing at Dallas County, State of TEXAS; that he/she is a person duly qualified to make this certificate of conformity; that he is fully acquainted with the laws of the State of Texas pertaining to the acknowledgment or proof of deeds of real property to be recorded therein; that the foregoing Water Main Along Rimer Pond Road from Water Tank to Hard Scrabble Road with Wilmington Savings Fund Society, FSB, D/B/A/ Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust by Rushmore Loan Management Services LLC its attorney in fact as Grantor and the City of Columbia, as Grantee executed by Robert Norrell named in the foregoing instrument taken before Patricia Ann McMillan, a notary public was taken in the manner prescribed by such laws of the State of TEXAS, being the state in which it was taken; and that it duly conforms with such laws and is in all respects valid and effective in such state.

Witness my signature this 4<sup>th</sup> day of **January, 2016**



\_\_\_\_\_  
Attorney-at-law for the State of TEXAS,  
residing in the State of TEXAS

# 15654

STATE OF SOUTH CAROLINA )

Book 2055-1549  
2015067166 09/02/2015 08:43:18:923 Easement  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



EASEMENT

COPY

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, SHIRLEY J. SCOTT AND ESTATE OF MICHAEL A. SCOTT (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located on the south side of Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-82, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the westernmost property corner of the subject property and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of seven hundred eight and six tenths (708.6) feet to intersect the easternmost property corner of the subject property; thence turning and extending therefrom in a southwesterly direction along the southeastern property line of the subject property, for a distance of one hundred twenty and ninety-two hundredths (120.92) feet to a point; thence turning and extending therefrom S79°44'26.37"W along the subject property, for a distance of five hundred forty-seven and ninety-five hundredths (547.95) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N75°22'11.38"W along the southwestern property line of the subject property, for a distance of forty-five and seventy-four hundredths (45.74) feet to intersect the westernmost property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 40 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 40 of 53)

APPROVED AS TO FORM

2.12.15  
Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 13 day of August, 2015.

WITNESSES:

R. J. Altman III  
(1<sup>st</sup> Witness Signature)

Shirley J. Scott  
**Shirley J. Scott**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020

WITNESS the hand and seal of the Grantor by the undersigned this 13 day of August, 2015.

WITNESSES:

ESTATE OF MICHAEL A. SCOTT

R. B. [Signature]  
(1<sup>st</sup> Witness Signature)

By: Shirley J. Scott  
(Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Name: Shirley J. Scott  
(Print Name)

Title: Personal Representative  
(Print Title)

STATE OF South Carolina )

COUNTY OF Richland ) ACKNOWLEDGEMENT

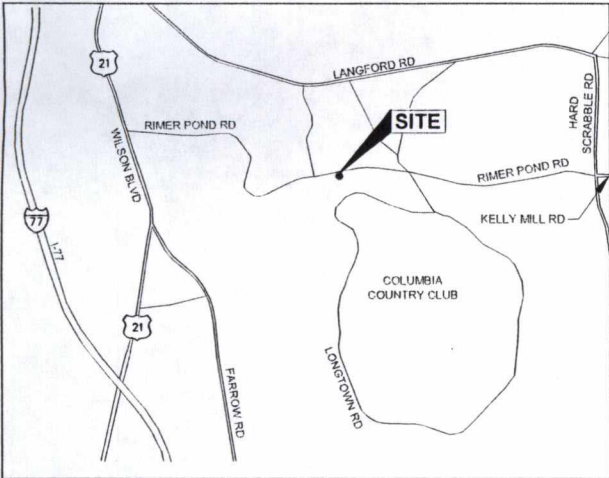
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2015 by Shirley J. Scott of \_\_\_\_\_  
(Name and Title of Officer)

Estate of Michael Scott on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)



REFERENCES:

**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**GRAPHIC SCALE**

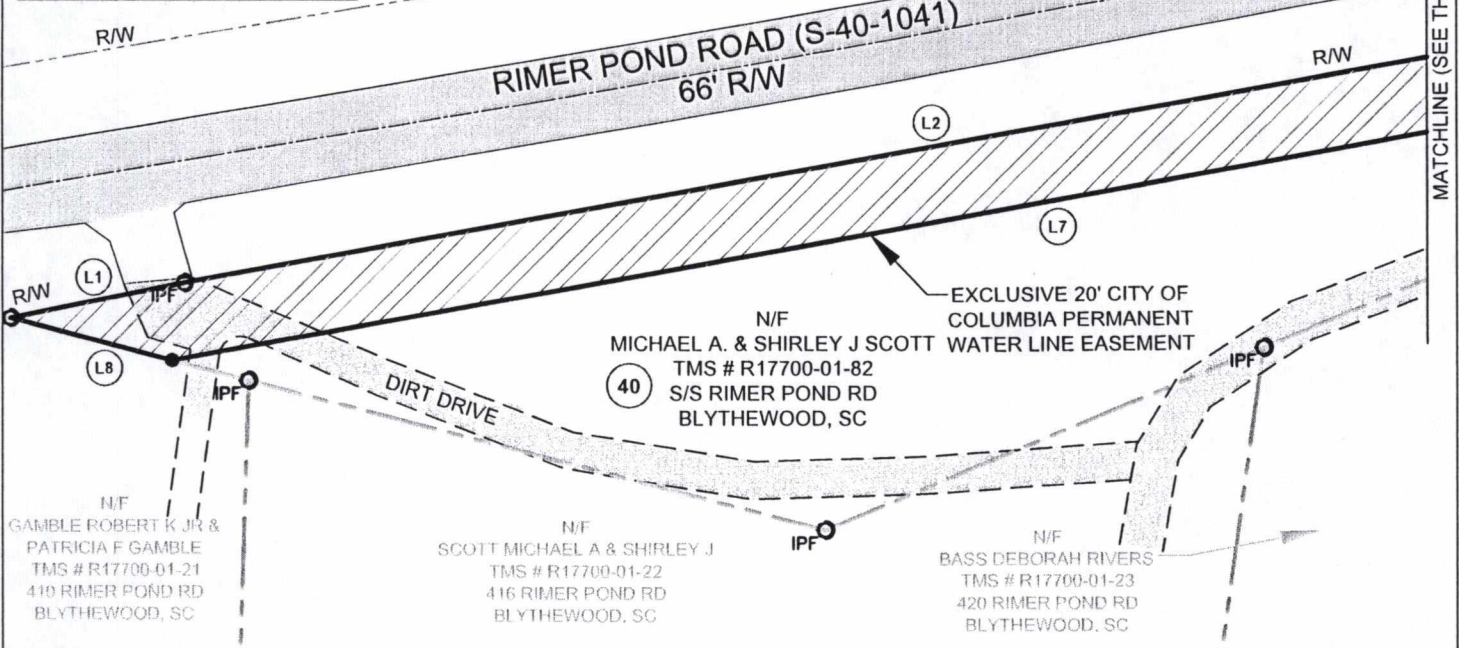


1 inch = 50 ft.



LOCATION MAP  
N.T.S.

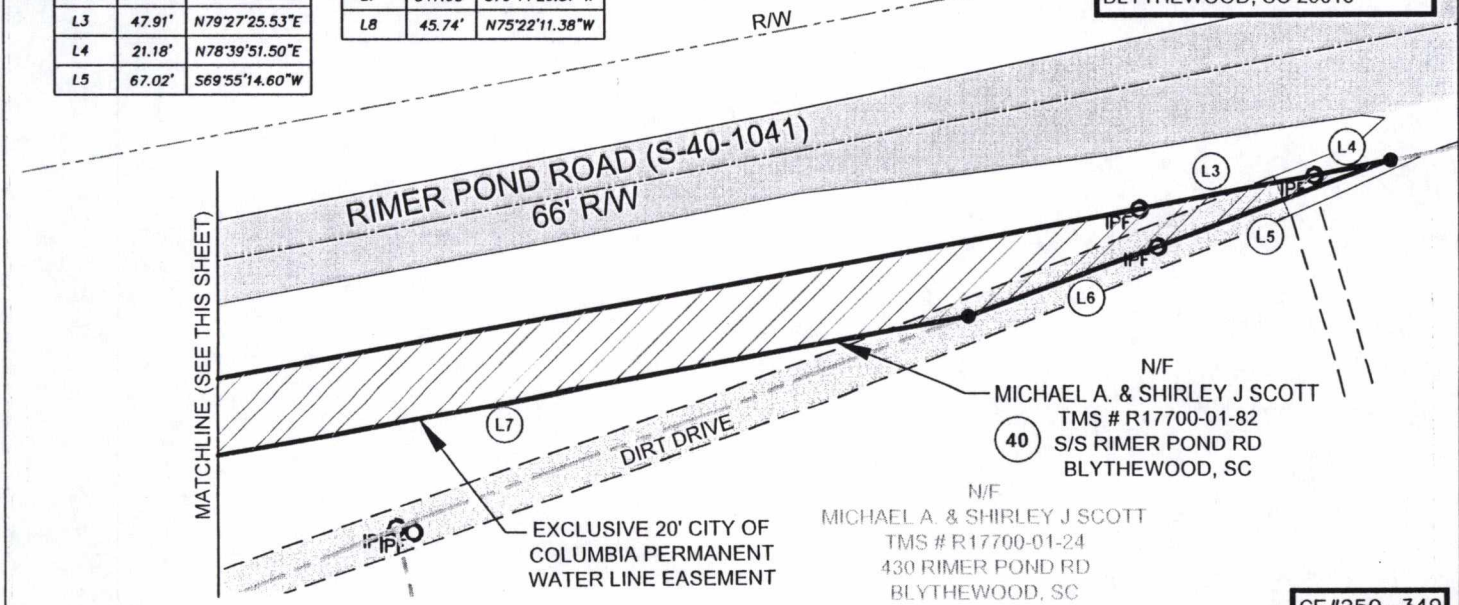
PERMANENT EASEMENT AREA -  
0.29 ACRES



LINE #	LENGTH	DIRECTION
L1	48.60'	N78°41'54.54"E
L2	590.91'	N79°45'16.91"E
L3	47.91'	N79°27'25.53"E
L4	21.18'	N78°39'51.50"E
L5	67.02'	S69°55'14.60"W

LINE #	LENGTH	DIRECTION
L6	53.90'	S69°55'14.95"W
L7	547.95'	S79°44'26.37"W
L8	45.74'	N75°22'11.38"W

**OWNER INFORMATION**  
TMS # R17700-01-82  
MICHAEL A. & SHIRLEY J SCOTT  
416 RIMER POND RD  
BLYTHEWOOD, SC 29016



CF#250-349

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARDCRABBLE ROAD, CIP PROJECT # WM3872			40 OF 53

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of Sc do hereby certify that I supervised  
the execution of the attached Easement – Water Main – Rimer Pond Road to  
Hard Scrabble Road with Shirley J. Scott as Grantor and the City of  
Columbia, as Grantee this 13<sup>th</sup> day of August, 2015.

Dana M. Thye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Shirley J. Scott as Personal Representative for the Estate of Michael A. Scott as Grantor and the City of Columbia, as Grantee this 13<sup>th</sup> day of August, 2015.

Dana M. Thye  
State Bar Number: 14602

REC'D  
CITY  
CLERK

# 15655

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

Book 2055-1562

2015067168 09/02/2015 08:43:19:227

Fee: \$0.00 County Tax: \$0.00

Easement State Tax: \$0.00



2015067168 John T. Hopkins II

Richland County R.O.D.

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, SHIRLEY J. SCOTT AND ESTATE OF MICHAEL A. SCOTT (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 430 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-24, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northeastern property corner of the subject property and extending therefrom S79°27'54.93"W along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northernmost/northwestern property line of the subject property, for a distance of one hundred sixty and eleven hundredths (160.11) feet to a point; thence turning and extending therefrom S80°03'19.32"W along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northernmost/northwestern property line of the subject property, for a distance of twenty-eight and eight tenths (28.8) feet to a point; thence turning and extending therefrom S69°55'14.74"W along the common boundary of the westernmost/northwestern property line of the subject property and the southeastern property line of TMS#17700-01-82, n/f Michael A. Scott and Shirley J. Scott, for a distance of one hundred thirteen and sixty-five hundredths (113.65) feet to a point along the westernmost/northwestern property line of the subject property, located one hundred seventy and seventy-one hundredths (170.71) feet northeast of the northwestern property corner of the subject property; thence turning and extending therefrom N79°44'08.53"E along the subject property, for a distance of three hundred seven and forty-seven hundredths (307.47) feet to intersect the northeastern property line of the subject property; thence turning and extending therefrom N28°27'54.23"W along the northeastern property line of the subject property, for a distance of twenty-one and two hundredths (21.02) feet to intersect the northeastern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 41 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 41 of 53)

APPROVED AS TO FORM

NRA 7.31.15

Legal Department City of Columbia, SC



**Easement Conditions for 430 Rimer Pond Road**

The entire easement area will be videoed and/or pictures will be taken of all improvements within the easement area along the subject properties prior to the commencement of construction to ensure that the improvements are restored as nearly as practicable to pre-construction condition.

The fence along the subject property will be re-installed upon completion of the project.

Temporary fencing shall be in place on the subject property during construction.

The City will place metal plates as needed over the existing driveways located on the subject property during construction until restoration is completed.

Every effort will be made to avoid the brick columns on the subject property, however, if the brick columns have to be taken down during construction, the brick columns will be reconstructed with the same or similar brick and materials upon completion of the project.

Grantor acknowledges that the electrical gate is not functional. If the gate must be removed along the subject property, the gate will be re-installed upon completion of the project.

The City will agree to set one standard residential tap for the subject property. It is understood and agreed that the City does not waive the fees for a dual check valve, meter nor any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for water service is made.

During construction of the referenced water main, any questions or concerns should be made to the City's Construction Management Division at (803) 545-3372 and the project inspector will address any questions or concerns.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 13 day of August, 2015.

WITNESSES:

R. B. A. III  
(1<sup>st</sup> Witness Signature)

Shirley J. Scott  
**Shirley J. Scott**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF SC ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020

WITNESS the hand and seal of the Grantor by the undersigned this 13 day of August, 2015.

WITNESSES:

ESTATE OF MICHAEL A. SCOTT

R. B. Strutt III  
(1<sup>st</sup> Witness Signature)

By: Shirley J. Scott  
(Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Name: Shirley J. Scott  
(Print Name)

Title: Personal Representative  
(Print Title)

STATE OF SC )  
COUNTY OF Richland )

ACKNOWLEDGEMENT

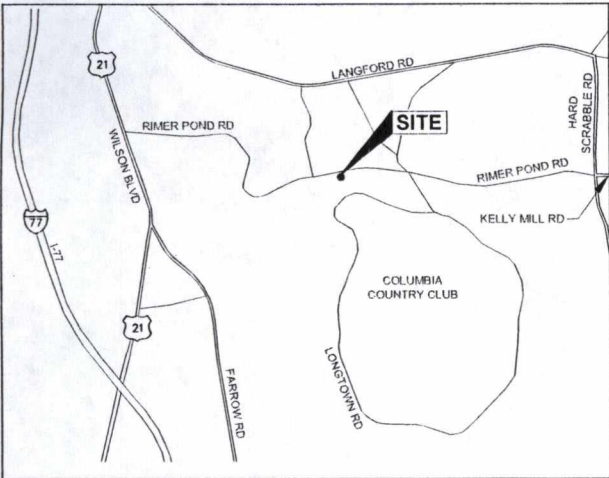
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2015 by Shirley J. Scott of \_\_\_\_\_  
(Name and Title of Officer)

Estate of Michael Scott on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)

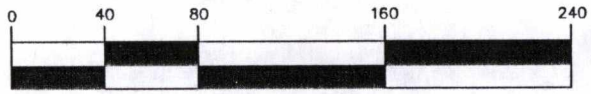


REFERENCES:

**EXHIBIT A**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**GRAPHIC SCALE**

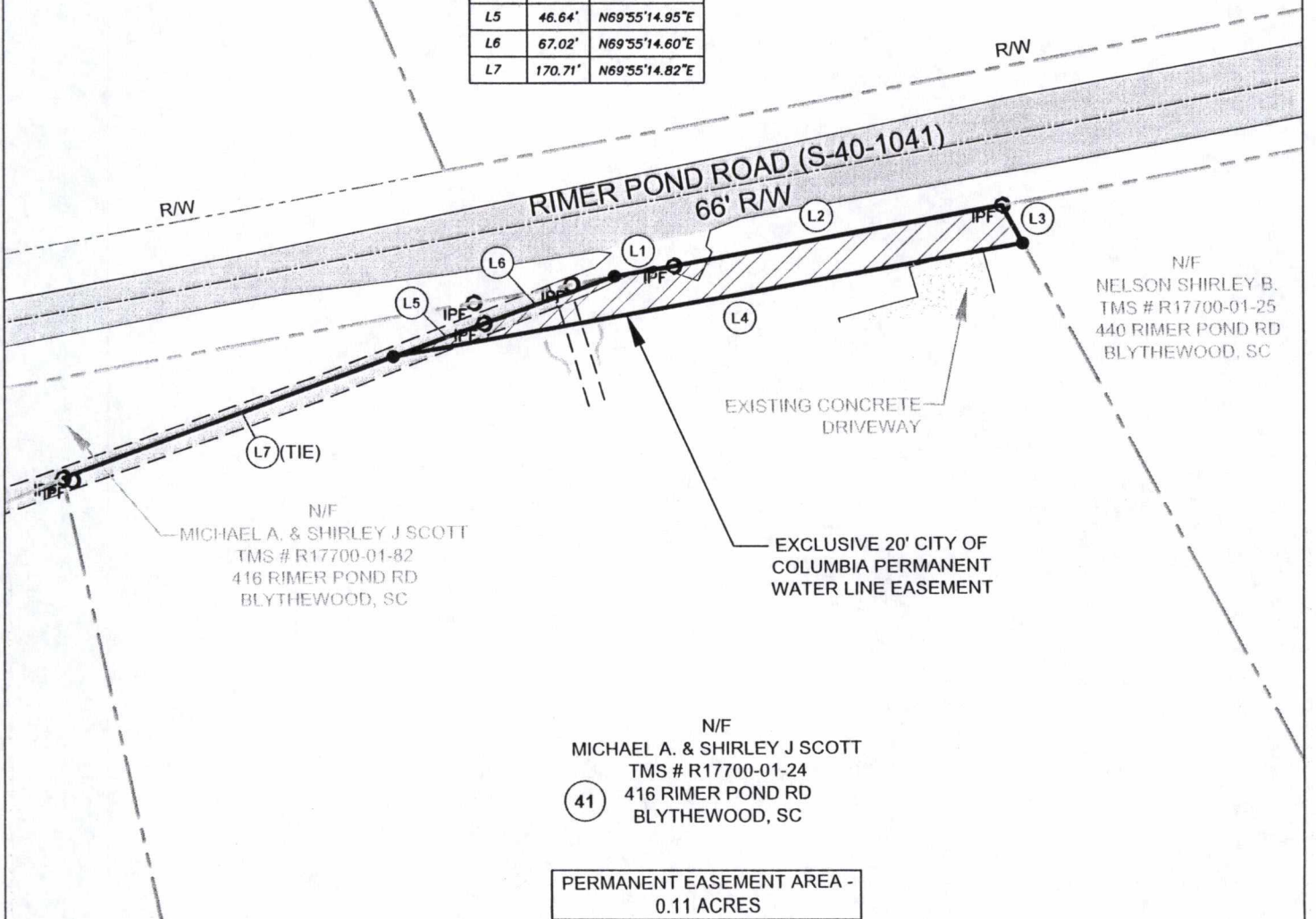


1 inch = 80 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.80'	N80°03'19.32"E
L2	160.11'	N79°27'54.93"E
L3	21.02'	S28°27'54.23"E
L4	307.47'	S79°44'08.53"W
L5	46.64'	N69°55'14.95"E
L6	67.02'	N69°55'14.80"E
L7	170.71'	N69°55'14.82"E



**OWNER INFORMATION**  
 TMS # R17700-01-24  
 MICHAEL A. & SHIRLEY J SCOTT  
 416 RIMER POND RD  
 BLYTHEWOOD, SC 29016

CF#250-349

- LEGEND**
- IPF IRON PIPE (FOUND)
  - CMF CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE:	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 41 OF 53

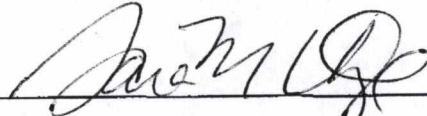
ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement - Water Main - Rimer Pond Road to  
Hard Scrabble Road with Shirley J. Scott as Grantor and the City of  
Columbia, as Grantee this 13<sup>th</sup> day of August, 2015.

Dana M. Thye  
State Bar Number: 16602

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Shirley J. Scott as Personal Representative for the Estate of Michael A. Scott as Grantor and the City of Columbia, as Grantee this 13<sup>th</sup> day of August, 2015.

  
State Bar Number: 14602

0  
20  
15

# 15620

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

ORIGINAL  
Stamped In Red

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **SHIRLEY B. NELSON** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 440 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-25, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N79°41'19.77"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of two hundred thirty-three and sixty-two hundredths (233.62) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S24°00'00.00"E along the northeastern property line of the subject property, for a distance of twenty and fifty-seven hundredths (20.57) feet to a point; thence turning and extending therefrom S79°41'20.54"W along the subject property, for a distance of two hundred thirty-one and ninety-four hundredths (231.94) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N28°27'54.23"W along the southwestern property line of the subject property, for a distance of twenty-one and three hundredths (21.03) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 42 of 53, dated January 8, 2015, last revised June 3, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 42 of 53)

Book 2051-3289	Easement	
2015061781 08/20/2015 08:27:157	Fee: \$0.00	County Tax: \$0.00 State Tax: \$0.00
		
2015061781 John T. Hopkins II	Richland County R.O.D.	

APPROVED AS TO FORM

NRA 7.10.15  
Legal Department City of Columbia, SC

**Easement Conditions:**

The City will video and/or take pictures of the easement area on the subject property prior to construction to ensure that the existing iron fence is reinstalled on the subject property to the pre-construction conditions.

Access must be available in and out of the driveway at all times while construction is being performed on the subject property.

The City will agree to set one standard residential tap for the subject property. It is understood and agreed that the City does not waive the fees for a Dual Check Valve, meter nor any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for water service is made.



BOARD OF  
COLUMBIA  
HEARING DEPT.

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TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 17<sup>th</sup> day of July, 2015.

WITNESSES:

R. B. [Signature]  
(1<sup>st</sup> Witness Signature)

Shirley B. Nelson  
**Shirley B. Nelson**

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

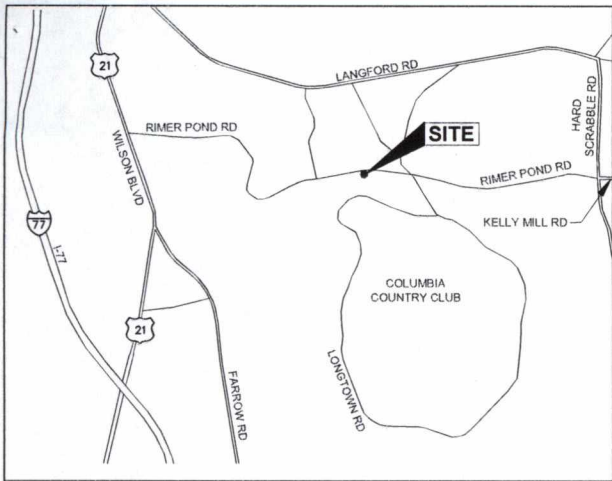
The foregoing instrument was acknowledged before me this 17 day of July, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 2.18.25  
(Date)

# EXHIBIT A

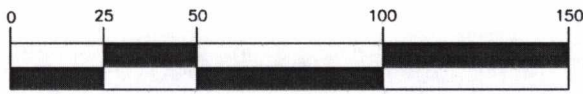


**LOCATION MAP**  
N.T.S.

**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

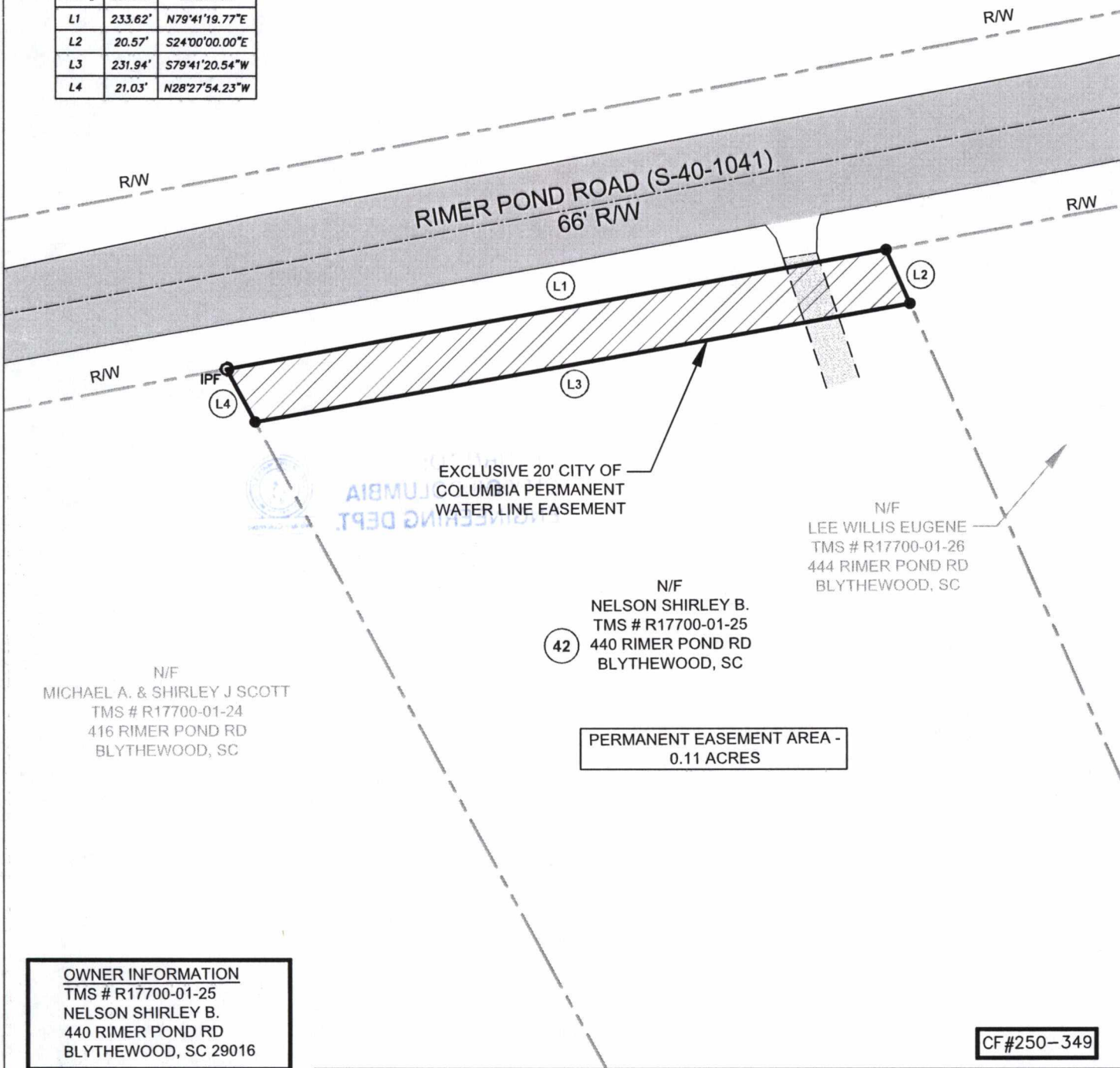
## GRAPHIC SCALE



1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	233.62'	N79°41'19.77"E
L2	20.57'	S24°00'00.00"E
L3	231.94'	S79°41'20.54"W
L4	21.03'	N28°27'54.23"W



**OWNER INFORMATION**  
 TMS # R17700-01-25  
 NELSON SHIRLEY B.  
 440 RIMER POND RD  
 BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 06/03/15			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 42 OF 53

ATTORNEY CERTIFICATION

I, NATALIE ARMSTRONG, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Shirley B. Nelson as Grantor and the City of Columbia, as Grantee this 17<sup>th</sup> day of July, 20 15.

Natalie Armstrong  
State Bar Number: 75755



REC'D  
RECORDING DEPT.  
COLUMBIA  
SOUTH CAROLINA

RECORDED  
SEP 22 2015  
OFFICE OF THE CLERK  
SOUTH CAROLINA

Book 2551-3861  
2020062661 11/16/2020 10:31:51:880  
Fee: \$25.00 County Tax: \$0.00 Easement State Tax: \$0.00  
2020062661 John T. Hopkins II Richland County R.O.D.

#17506

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

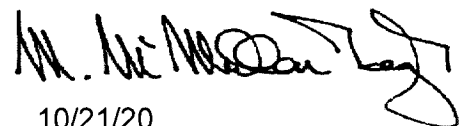
For and in consideration of the sum of Eight Thousand Three Hundred (\$8,300.00) Dollars, the receipt of which is hereby acknowledged, WILLIS EUGENE LEE (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 444 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-26, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N79°36'14.84"E along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of one hundred twelve and one tenth (112.1) feet to a point; thence turning and extending therefrom N83°35'48.63"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a chord distance of two hundred sixty-six and ninety-one hundredths (266.91) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S12°30'00.00"E along the northeastern property line of the subject property, for a distance of twenty and three tenths (20.3) feet to a point; thence turning and extending therefrom S83°38'34.95"W along the subject property, for a chord distance of two hundred sixty-seven and eighty-eight hundredths (267.88) feet to a point; thence turning and extending therefrom S79°36'28.54"W along the subject property, for a distance of one hundred seven and five hundredths (107.05) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N24°00'00.00"W along the southwestern property line of the subject property, for a distance of twenty and fifty-seven hundredths (20.57) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 43 of 53, January 8, 2015, last revised June 2, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

APPROVED AS TO FORM



10/21/20

Legal Department City of Columbia, SC

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 43 of 53)

#### Easement Conditions

1. The four (4) rear brick columns, two (2) rear walls and gate will be reconstructed at a point three (3) feet south of the water easement on the subject property.
2. All existing shrubbery will be removed and replaced with the same variety from nursery stock.
3. Any damage to the existing sprinkler system will be repaired with like materials and shall have a one (1)-year warranty.
4. The existing fence will be replaced in its same location parallel to Rimer Pond Road.
5. The centipede sod will be replaced where existing centipede sod is located.

**(THE REMAINDER OF THIS PAGE INTENTIONALL LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 22 day of Oct, 2020

WITNESSES:

R.B. Atch III  
(1<sup>st</sup> Witness Signature)

Willis Eugene Lee  
Willis Eugene Lee

M. McMillen Taylor  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of October, 2020 by the within-named Grantor.

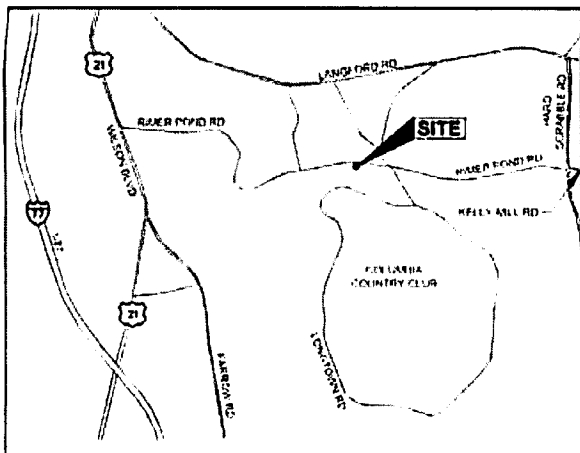
M. McMillen Taylor  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: June 12, 2027  
(Date)

M. McMillen Taylor, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached easement for 444 Rimer Pond Road, Blythewood, SC, 29016, with Willis Eugene Lee as Grantor and the City of Columbia as grantee this 22 day of October, 2020.  
M. McMillen Taylor State Bar Number: 72848

# EXHIBIT A



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700: 2015 EDITION.

## GRAPHIC SCALE



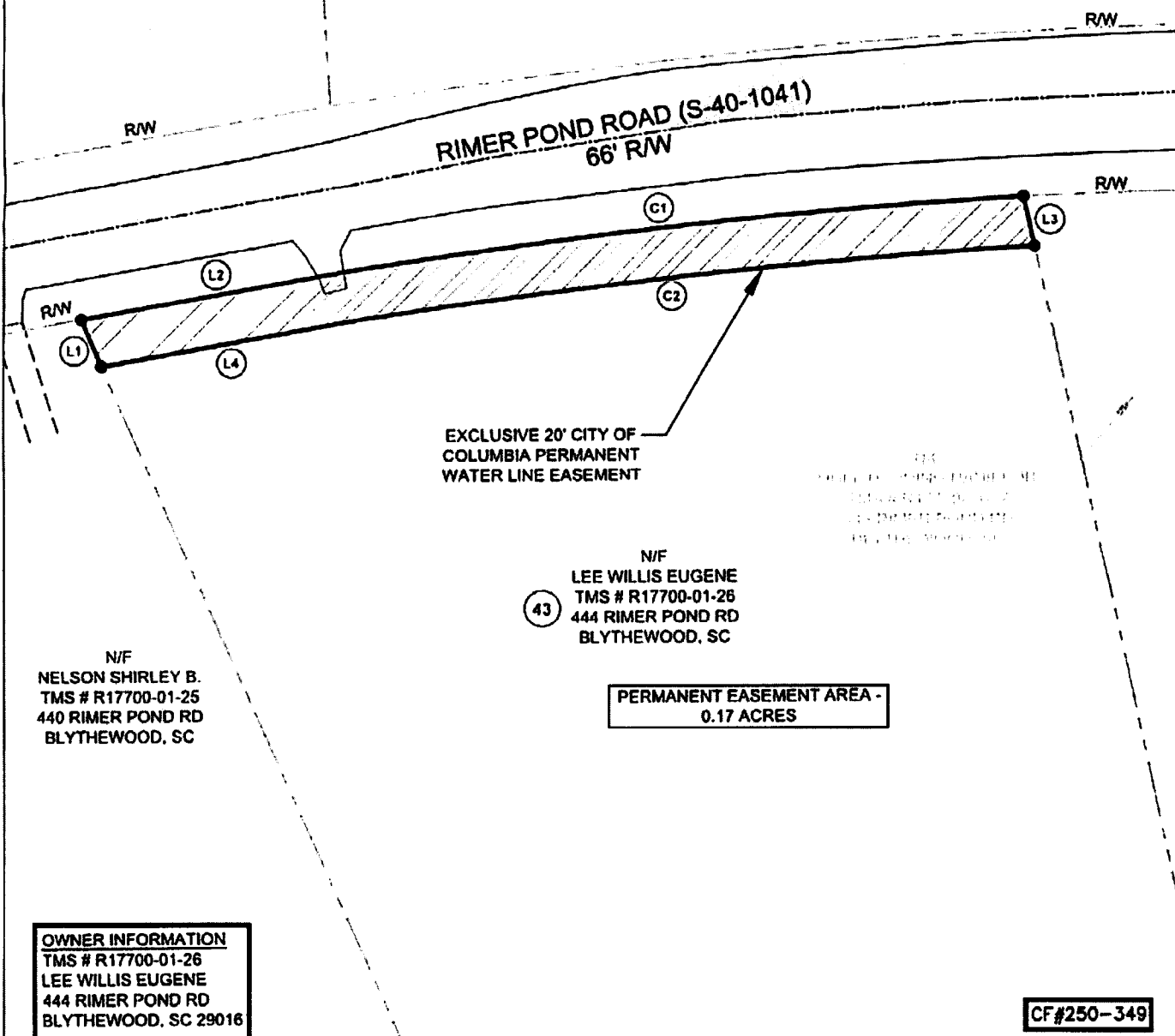
1 inch = 60 ft.



LOCATION MAP  
HTS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.57'	N24°00'00.00"W
L2	112.10'	N79°38'14.84"E
L3	20.30'	S12°30'00.00"E
L4	107.05'	S79°38'28.54"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRC.	CHORD LENGTH
C1	287.01'	2733.42'	N83°35'48.63"E	286.91'
C2	287.99'	2692.71'	S83°38'34.93"W	287.88'



**OWNER INFORMATION**  
 TMS # R17700-01-26  
 LEE WILLIS EUGENE  
 444 RIMER POND RD  
 BLYTHEWOOD, SC 29016

CF#250-349

**LEGEND**

- IRON PIPE (FOUND)
- CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:		DRAWN BY: KEU
DATE: 01/08/15			CKD. SMH
REVISION DATE: 08/02/15	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 43 OF 53

#17474

STATE OF SOUTH CAROLINA )

Book 2536-787  
 2020052739 10/05/2020 09:16:45:790  
 Fee: \$25.00 County Tax: \$0.00 Easement  
 State Tax: \$0.00  
 2020052739 John T. Hopkins II  
 EASEMENT  
 Richland County R.O.D.

COUNTY OF RICHLAND )

For and in consideration of the sum of Seven Hundred (\$700.00) Dollars, the receipt of which is hereby acknowledged, **HARDING DANIEL HUFF, JR. AND DOSHIE MARIE HUFF** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 448 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-27, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N89°23'27.52"E along the common boundary of the southern right-of-way of Rimer Pond Road (S-40-1041) and the northern property line of the subject property, for a chord distance of two hundred seventy-eight and seventy-six hundredths (278.76) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S05°57'52.16"E along the eastern property line of the subject property, for a distance of twenty and seventeen hundredths (20.17) feet to a point; thence turning and extending therefrom S89°26'13.47"W along the subject property, for a chord distance of two hundred seventy-six and forty-six hundredths (276.46) feet to intersect the western property line of the subject property; thence turning and extending therefrom N12°30'00.00"W along the western property line of the subject property, for a distance of twenty and three tenths (20.3) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 44 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 44 of 53)

APPROVED AS TO FORM

  
 9/25/20

Legal Department City of Columbia, SC



**Easement Conditions**

1. Access will be available for ingress and egress to the property at all times while construction is being performed on the subject property.
2. The fence and gate along the subject property will be restored and/or replaced to its original pre-construction condition upon completion of the project.
3. The City will video and/or take pictures of the easement area on the subject property prior to construction to ensure all conditions are met in a reasonable manner.
4. The City of Columbia will have an inspector for this project who will ensure that the construction is done in accordance with the approved construction plans and the terms and conditions of the easement.
5. The City will agree to set one standard residential tap for the subject property. It is understood and agreed that the City does not waive the fees for a Dual Check Valve, meter nor any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for water service is made.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 28<sup>th</sup> day of September, 2020.

WITNESSES:

R B Acker III  
(1<sup>st</sup> Witness Signature)

Harding Daniel Huff, Jr.  
Harding Daniel Huff, Jr.

M. McMillan Taylor  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2020 by the within-named Grantor.

M. McMillan Taylor  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: June 12, 2021  
(Date)

I, M. McMillan Taylor, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached instrument for 448 Rimer Pond Road, Blythewood, SC, 29016, with Harding Daniel Huff, Jr. as Grantor and the City of Columbia as Grantee this 28 day of September, 2020.  
M. McMillan Taylor State Bar Number: 72848

WITNESS the hand and seal of the Grantor this 28 day of Sept., 2020

WITNESSES:

R B Huff  
(1st Witness Signature)

Doshie Marie Huff  
Doshie Marie Huff

[Signature]  
(2nd Witness Signature)

STATE OF South Carolina, ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 28 day of September, 2020 by the within-named Grantor.

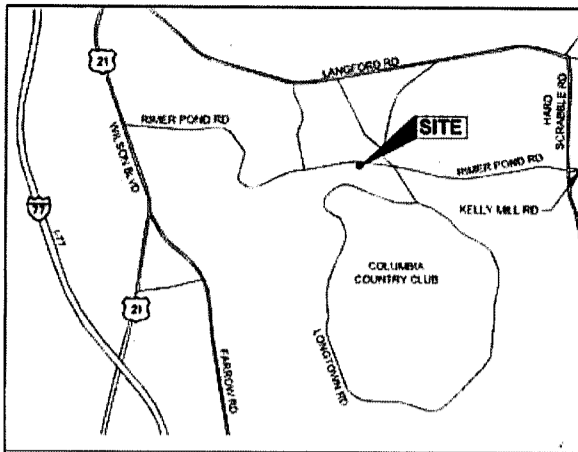
[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: June 12, 2029  
(Date)

I, [Signature], an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement for 448 Rimer Pond Road, Blythewood, SC, 29016, with Doshie Marie Huff as Grantor and the City of Columbia as Grantee this 28 day of September, 2020.  
[Signature] State Bar Number: 72848

# EXHIBIT A



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700: 2015 EDITION.

## GRAPHIC SCALE



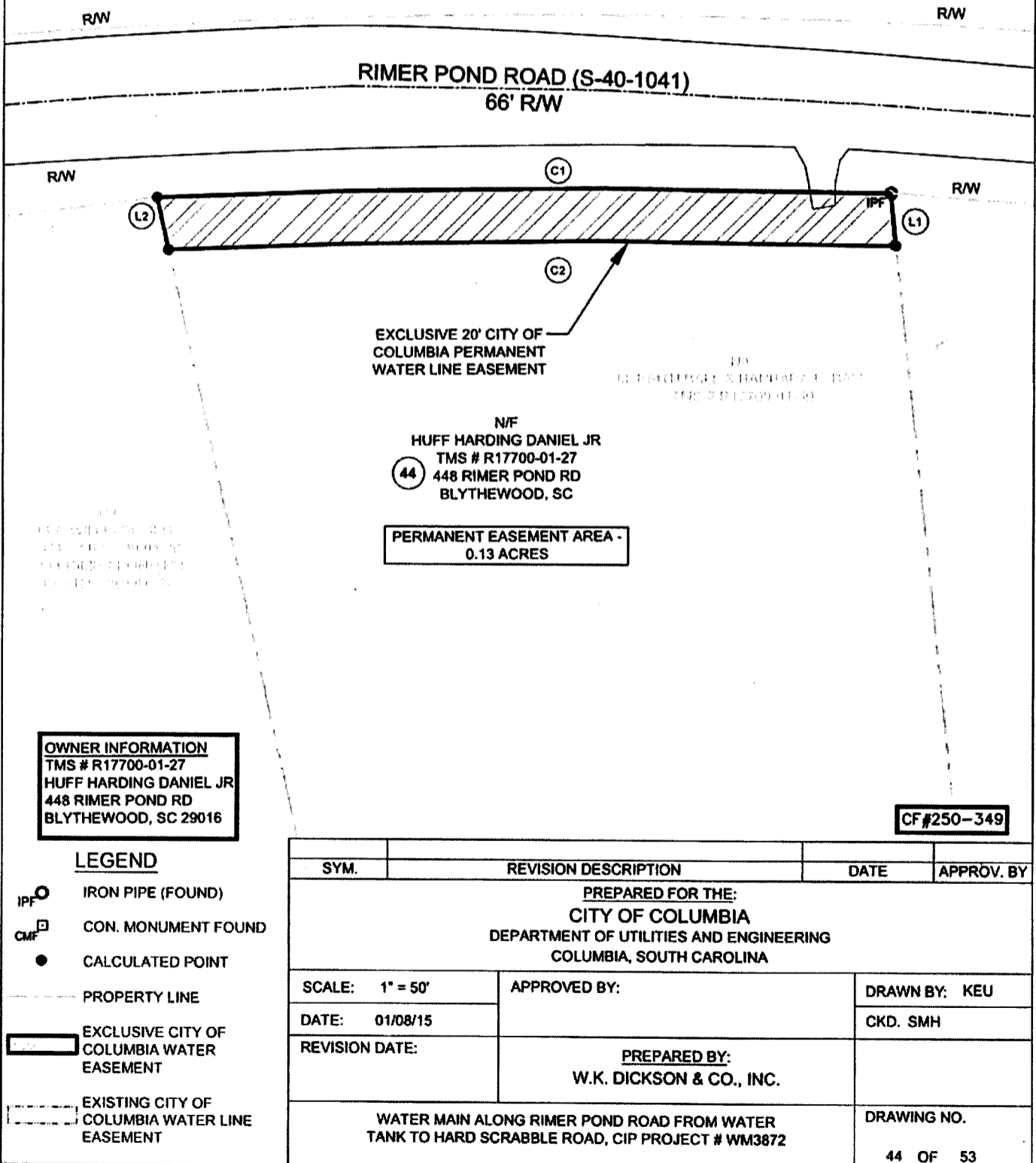
1 inch = 50 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.17'	S05°57'52.16"E
L2	20.30'	N12°30'00.00"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	278.82'	3791.73'	N89°23'27.52"E	278.78'
C2	278.52'	3771.73'	S89°26'13.47"W	278.48'



**OWNER INFORMATION**  
 TMS # R17700-01-27  
 HUFF HARDING DANIEL JR  
 448 RIMER POND RD  
 BLYTHEWOOD, SC 29016

PERMANENT EASEMENT AREA -  
0.13 ACRES

CF#250-349

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 50'	APPROVED BY:	DRAWN BY: KEU
DATE:	01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 44 OF 53



# 17439

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of Twelve Thousand Two Hundred (\$12,200.00) Dollars, the receipt of which is hereby acknowledged, **M. KEITH BALL AND BARBARA E. BALL** (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 454 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-30, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom S85°42'06.78"E along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northern property line of the subject property, for a distance of two hundred five and fifty-nine hundredths (205.59) feet to a point; thence turning and extending therefrom S82°27'05.40"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northern property line of the subject property, for a distance of one hundred two and forty-one hundredths (102.41) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S05°58'24.83"E along the eastern property line of the subject property, for a distance of twenty and forty-eight hundredths (20.48) feet to a point; thence turning and extending therefrom N82°29'48.79"W along the subject property, for a distance of one hundred six and sixty-four hundredths (106.64) feet to a point; thence turning and extending therefrom N85°41'07.28"W along the subject property, for a distance of two hundred one and forty-two hundredths (201.42) feet to intersect the western property line of the subject property; thence turning and extending therefrom N05°57'52.16"W along the western property line of the subject property, for a distance of twenty and twenty-seven hundredths (20.27) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 45 of 53, January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

APPROVED AS TO FORM  
  
 Legal Department City of Columbia, SC

Conditions:

1. The existing white wood fence along the subject property will be re-installed during the restoration phase of construction. The City, through its contractor shall replace with the same type of fence boarding of the existing white wood fence located on the subject property should the fence be damaged or requires total restoration. High quality Benjamin Moore mildew resistant paint, a primer and two coats of paint will be used for painting restoration.
2. The Grantor shall permit the contractor to install a temporary wood fence or move the existing white wood fence outside of the construction area to secure the Grantors' horses during construction. If a supplemental temporary wood fence is installed, the temporary wood fence shall be of equal size or greater than the existing white wood fence located on the subject property. No lapse of wood fencing shall occur at any time during the construction project on the subject property.

TS (easement 45 of 53)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 17<sup>th</sup> day of August, 2020.

WITNESSES:

R.B. Aton III  
(1<sup>st</sup> Witness Signature)

M. Keith Ball  
M. Keith Ball

M. M. [Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Ridgeland )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2020 by the within-named Grantor.

M. M. [Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: June 12, 2029  
(Date)

WITNESS the hand and seal of the Grantor this 17<sup>th</sup> day of August 20, 2020.

WITNESSES:

R. B. Adam III  
(1<sup>st</sup> Witness Signature)

Barbara E. Ball  
Barbara E. Ball

M. McMillan  
(2<sup>nd</sup> Witness Signature)

STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2020 by the within-named Grantor.

M. McMillan  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: June 12, 2029  
(Date)



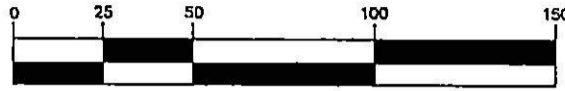
# EXHIBIT

A

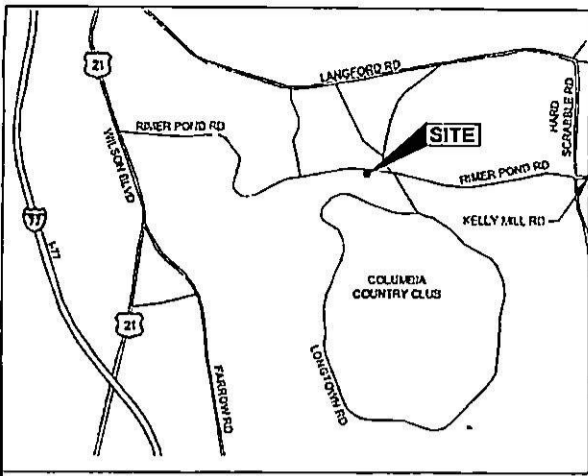
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**GRAPHIC SCALE**

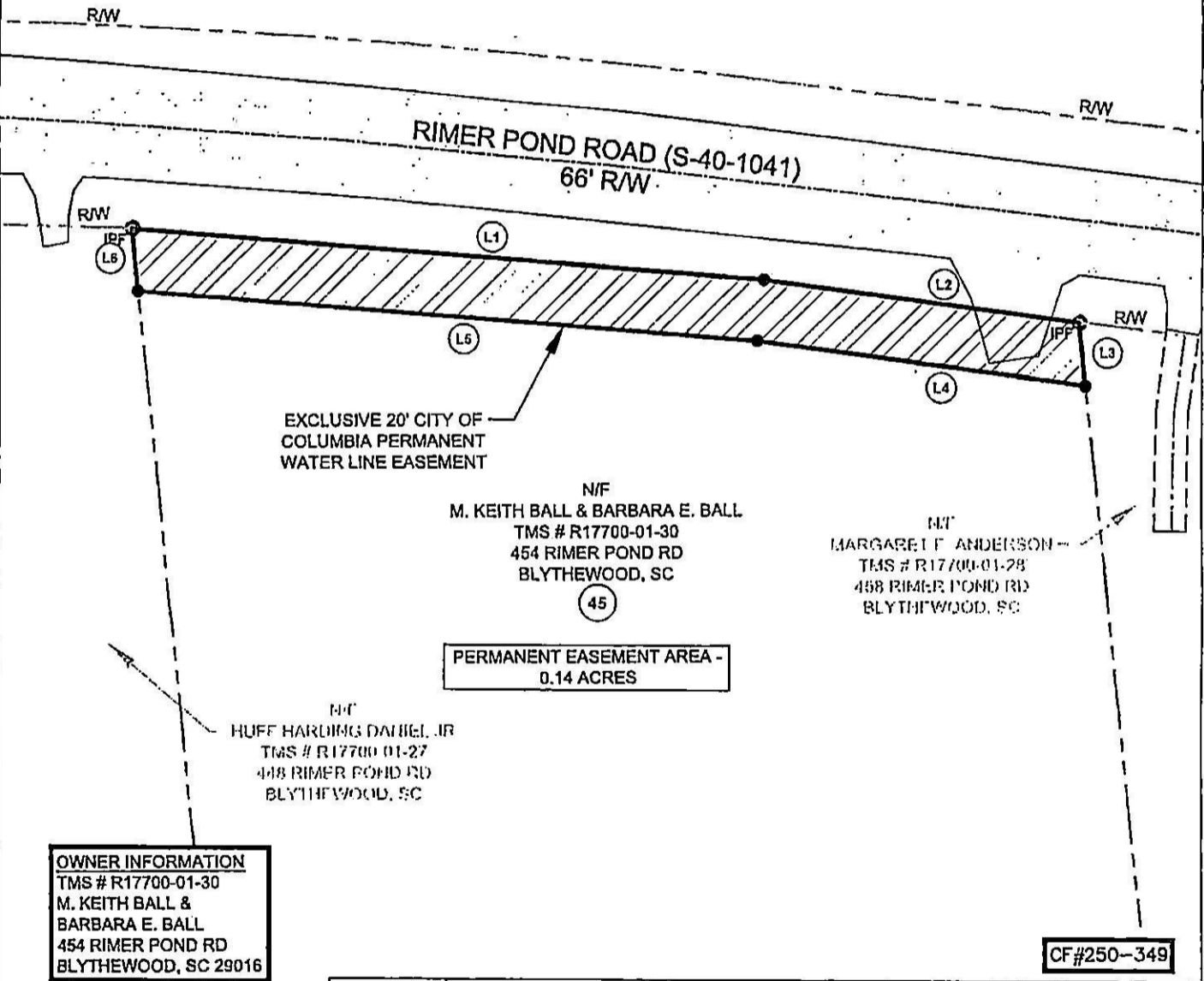


1 inch = 50 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	205.59'	S85°42'08.78"E
L2	102.41'	S82°27'05.40"E
L3	20.48'	S03°58'24.83"E
L4	106.64'	N82°29'48.79"W
L5	201.42'	N85°41'07.28"W
L6	20.27'	N05°57'52.16"W



**OWNER INFORMATION**  
TMS # R17700-01-30  
M. KEITH BALL &  
BARBARA E. BALL  
454 RIMER POND RD  
BLYTHEWOOD, SC 29016

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			45 OF 53

ATTORNEY CERTIFICATION

I, M. McMillan Taylor, an attorney licensed  
to practice in the State of SC do hereby certify that I supervised  
the execution of the attached Easement – Water Main – Rimer Pond Road to  
Hard Scrabble Road with Barbara E. Ball as Grantor and the City of  
Columbia, as Grantee this 17<sup>th</sup> day of August, 2020.

M. McMillan Taylor

State Bar Number: 72848

ATTORNEY CERTIFICATION

I, M. McMillen, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with M. Keith Ball as Grantor and the City of Columbia, as Grantee this 17th day of August, 2020.

M. McMillen

State Bar Number: 72848

# 15565

STATE OF SOUTH CAROLINA )

EASEMENT

COPY COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, MARGARET E. ANDERSON (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement twenty (20) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 458 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #17700-01-28, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom S83°30'07.56"E along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northern property line of the subject property, for a distance of one hundred twenty-seven and thirty-six hundredths (127.36) feet to a point; thence turning and extending therefrom S83°31'15.88"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northern property line of the subject property, for a distance of eighty-three and two hundredths (83.02) feet to a point; thence turning and extending therefrom S83°28'10.39"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northern property line of the subject property, for a distance of one hundred eight and seventy-three hundredths (108.73) feet to a point; thence turning and extending therefrom S83°48'15.53"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northern property line of the subject property, for a distance of ninety-four and sixty-four hundredths (94.64) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S06°21'54.91"W along the eastern property line of the subject property, for a distance of twenty (20) feet to a point; thence turning and extending therefrom N83°28'10.44"W along the subject property, for a distance of ninety-four and sixty-four hundredths (94.64) feet to a point; thence turning and extending therefrom N83°28'10.44"W along the subject property, for a distance of one hundred eight and seventy-nine hundredths (108.79) feet to a point; thence turning and extending therefrom N83°31'15.88"W along the subject property, for a distance of eighty-three and two hundredths (83.02) feet to a point; thence turning and extending therefrom N83°30'07.56"W along the subject property, for a distance of one hundred twenty-two and ninety-four hundredths (122.94) feet to intersect the western property line of the subject property; thence turning and extending therefrom N05°58'24.83"W along the western property line of the subject property, for a distance of twenty and forty-eight hundredths (20.48) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

*M.M.B. 05/15/2015*  
Legal Department City of Columbia, SC

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 46 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

**Easement Conditions:**

- No vehicles or equipment can be left on or in front of the subject property overnight and when work is not being performed.
- Access must be available in and out of the driveway at all times while construction is being performed on the subject property.
- The construction work on the subject property must be performed in a reasonable time frame while keeping the property owner informed if any unforeseen issues arise from the construction process.
- If any drainage areas are disturbed adjacent to the subject property, necessary repairs will be made to restore the drainage areas to the pre-construction condition.
- The City will video and/or take pictures of the easement area and road right-of-way area in front of the subject property prior to construction to ensure all conditions are met in a reasonable manner.

TS (easement 46 of 53)

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of June, 2015.

WITNESSES:

R. B. [Signature]  
(1<sup>st</sup> Witness Signature)

Margaret E. Anderson  
Margaret E. Anderson

[Signature]  
(2<sup>nd</sup> Witness Signature)

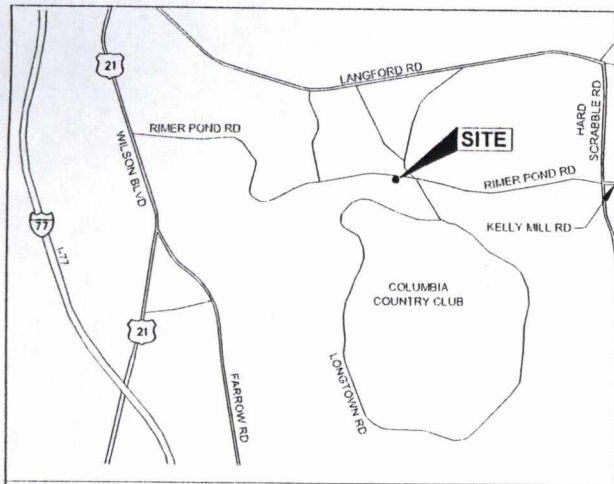
STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2015 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 2.18.25  
(Date)



LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R17700; 2015 EDITION.

**EXHIBIT A**

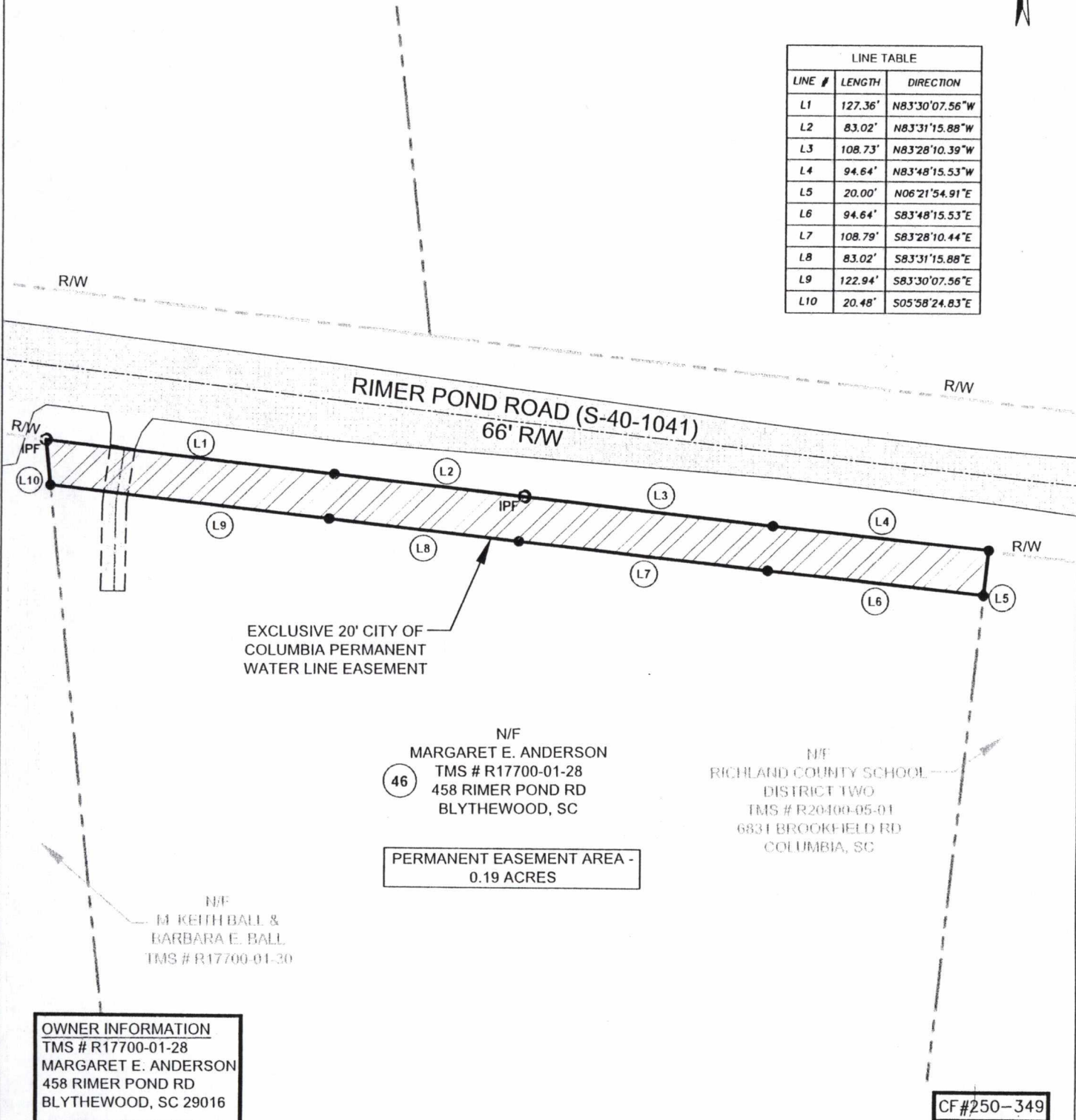
GRAPHIC SCALE



1 inch = 60 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	127.36'	N83°30'07.56"W
L2	83.02'	N83°31'15.88"W
L3	108.73'	N83°28'10.39"W
L4	94.64'	N83°48'15.53"W
L5	20.00'	N06°21'54.91"E
L6	94.64'	S83°48'15.53"E
L7	108.79'	S83°28'10.44"E
L8	83.02'	S83°31'15.88"E
L9	122.94'	S83°30'07.56"E
L10	20.48'	S05°58'24.83"E



**OWNER INFORMATION**  
TMS # R17700-01-28  
MARGARET E. ANDERSON  
458 RIMER POND RD  
BLYTHEWOOD, SC 29016

CF#250-349

LEGEND

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 46 OF 53

ATTORNEY CERTIFICATION

I, Natalie R. Armstrong, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Margaret E. Anderson as Grantor and the City of Columbia, as Grantee this 9<sup>th</sup> day of June, 2015.

Natalie R. Armstrong  
State Bar Number: 75755



#15469

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RICHLAND COUNTY SCHOOL DISTRICT TWO (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (19.65' to 29' to 21.06') and a permanent, non-exclusive easement fifteen (15) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 2351 Longtown Road East Blythewood, SC 29016, the site of Blythewood Middle School, and being further identified as a portion of Richland County tax map #20500-05-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom S83°31'35.29"E along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northernmost/northeastern property line of the subject property, for a distance of six hundred fifty-one and two hundredths (651.02) feet to a point; thence turning and extending therefrom S05°38'29.88"W along the subject property, for a distance of fifteen (15) feet to a point; thence turning and extending therefrom S83°31'38.67"E along the subject property and the southwestern boundary of a 15' non-exclusive Water Easement, for a distance of one hundred sixty and seven tenths (160.7) feet to intersect the easternmost/northeastern property line of the subject property; thence turning and extending therefrom S38°06'05.09"E along the common boundary of the easternmost/northeastern property line of the subject property and the southwestern right-of-way of Longtown Road West (S-40-1051), for a distance of twenty-one and six hundredths (21.06) feet to a point; thence turning and extending therefrom N83°31'35.29"W along the subject property, for a distance of one hundred sixty-six and fourteen hundredths (166.14) feet to a point; thence turning and extending therefrom N75°52'34.39"W along the subject property, for a distance of seventy-five and twelve hundredths (75.12) feet to a point; thence turning and extending therefrom N83°29'31.82"W along the subject property, for a distance of five hundred eighty-six and seventeen hundredths (586.17) feet to intersect the common boundary of the northwestern property line of the subject property and the southeastern property line of TMS#17700-01-28, n/f Margaret E. Anderson; thence turning and extending therefrom N06°21'54.91"E along the common boundary of the northwestern property line of the subject property and the southeastern property line of TMS#17700-01-28, for a distance of nineteen and sixty-five hundredths (19.65) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Also, a permanent, non-exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the northeastern property corner of the

APPROVED AS TO FORM

NCA 2.3.15  
 Legal Department City of Columbia, SC

Book 2013-1226

2015018714 03/20/2015 11:12:59:023

Easement

Fee: \$0.00 County Tax: \$0.00

State Tax: \$0.00



2015018714 John T. Hopkins II

Richland County R.O.D.

subject property and extending therefrom S38°06'05.09"E along the common boundary of the easternmost/northeastern property line of the subject property and the southwestern right-of-way of Longtown Road West (S-40-1051), for a distance of twenty-one and six hundredths (21.06) feet to a point; thence turning and extending therefrom N83°31'35.29"W along the subject property and parallel to the northeastern boundary of the aforescribed Water Easement, for a distance of one hundred sixty and seventy-eight hundredths (160.78) feet to a point; thence turning and extending therefrom N05°38'29.88"E along the subject property, for a distance of fifteen (15) feet to intersect the common boundary of the northernmost/northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road; thence turning and extending therefrom S83°31'35.29"E along the common boundary of the northernmost/northeastern property line of the subject property and the southwestern right-of-way of Rimer Pond Road, for a distance of one hundred forty-six and twenty-two hundredths (146.22) feet to intersect the northeastern property corner of the subject property; thence terminating. Be all measurements a little more or less.

These easements being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 47 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 47 of 53)

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 17<sup>th</sup> day of February, 2015

WITNESSES:

**RICHLAND COUNTY SCHOOL DISTRICT TWO**

Lynberg B. Reed  
(1<sup>st</sup> Witness Signature)

By: [Signature]  
(Signature)

Name: ED WATSON  
(Print Name)

Y. Delissa D. Hanson  
(2<sup>nd</sup> Witness Signature)

Title: SR. MGR. DESIGN & CONSTRUCTION  
(Print Title)

STATE OF South Carolina )  
COUNTY OF Richland ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2015 by Ed Watson, Sr. Mgr. Design Construction of  
(Name and Title of Officer)

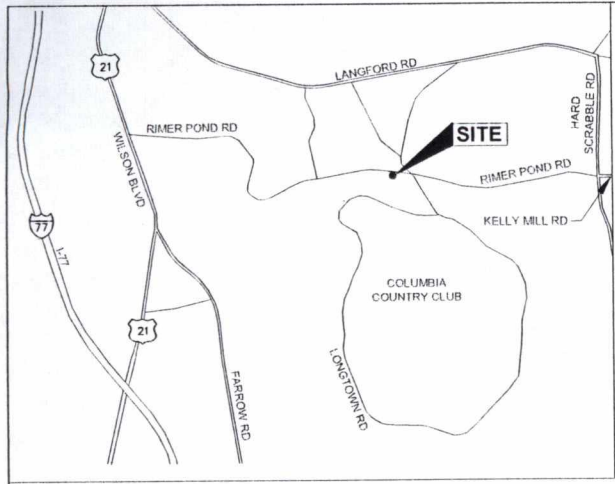
Richland School District Two on behalf of the within-named Grantor:

Judith O. Ventus  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: February 17, 2015  
(Date)

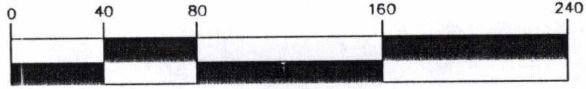
EXHIBIT A



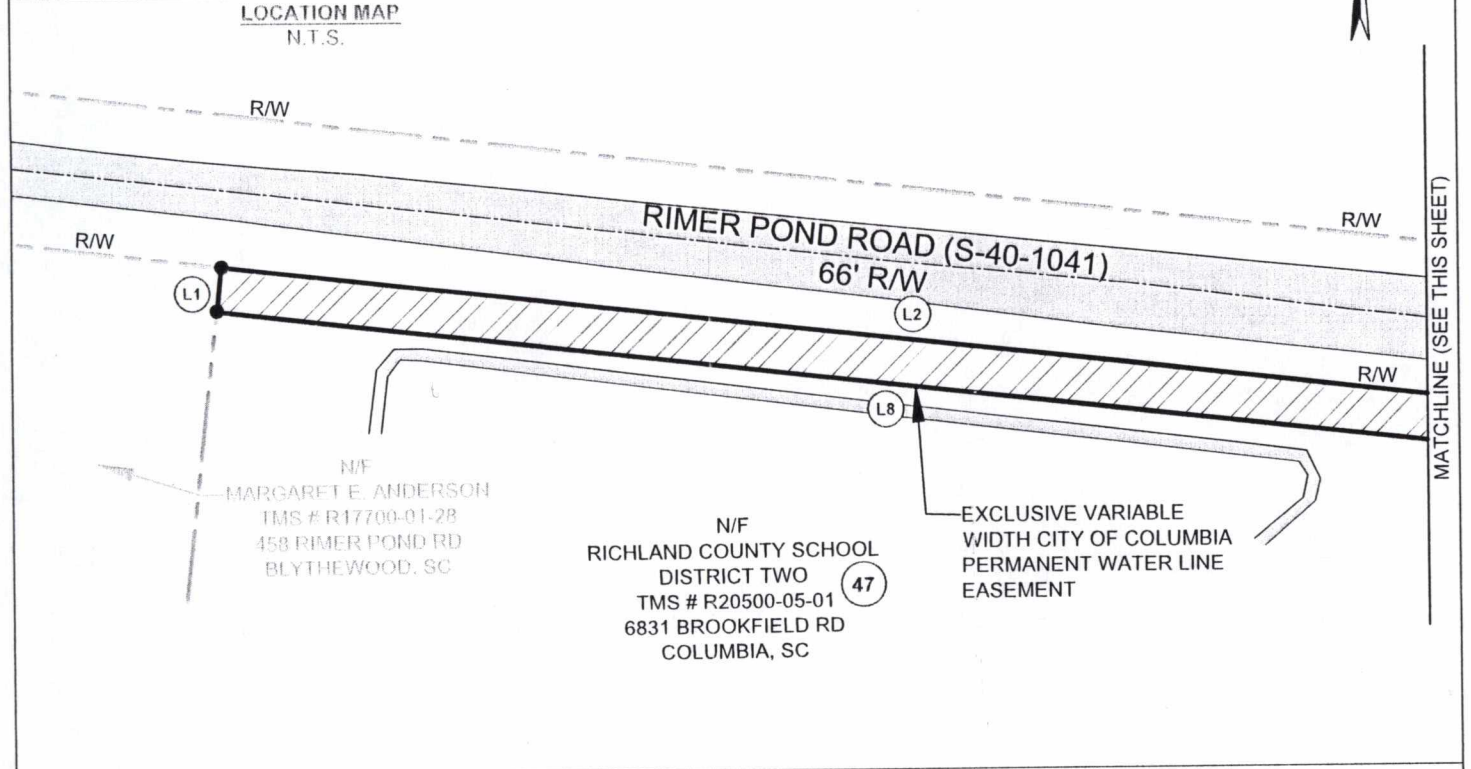
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION.

GRAPHIC SCALE



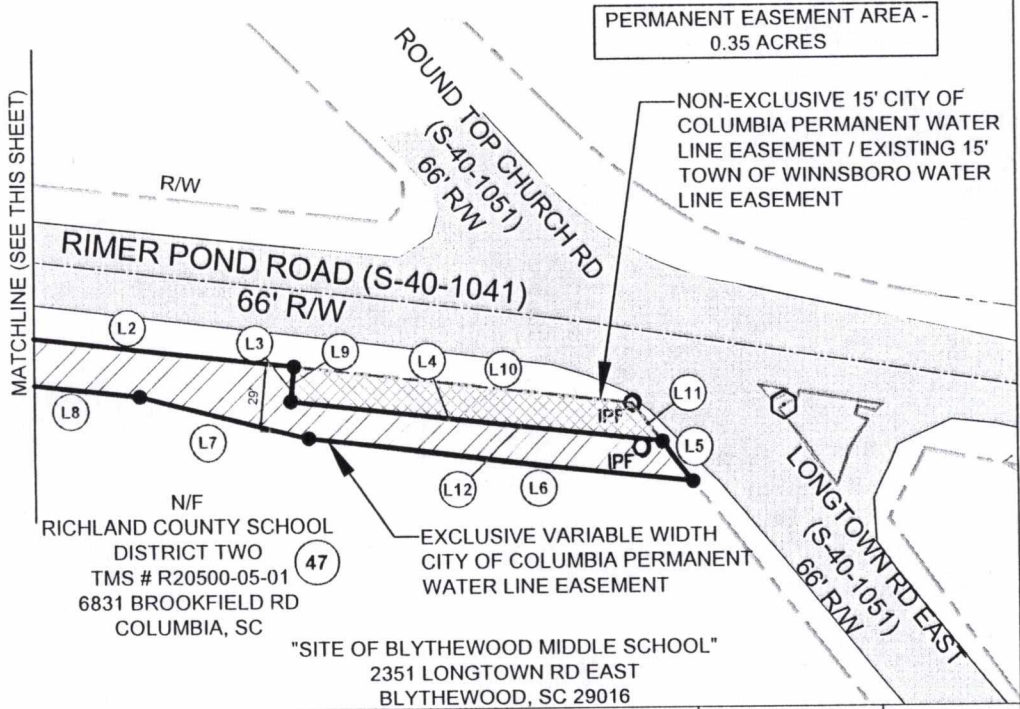
1 inch = 80 ft.



LINE #	LENGTH	DIRECTION
L1	19.65'	N06°21'54.91"E
L2	651.02'	S83°31'35.29"E
L3	15.00'	S05°38'29.88"W
L4	160.70'	S83°31'38.67"E
L5	21.06'	S38°06'05.09"E
L6	166.14'	N83°31'35.29"W
L7	75.12'	N75°52'34.39"W
L8	586.17'	N83°29'31.82"W
NE-L9	15.00'	S05°38'29.88"W
NE-L10	146.22'	N83°31'35.29"W
NE-L11	21.06'	N38°06'05.09"W
NE-L12	160.78'	S83°31'35.29"E

CF#250-349

**OWNER INFORMATION**  
 TMS # R20500-05-01  
 RICHLAND COUNTY SCHOOL DISTRICT TWO  
 6831 BROOKFIELD RD  
 COLUMBIA, SC 29206



LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			47 OF 53

ATTORNEY CERTIFICATION

I, Alfred D. Smith, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Richland County School District Two as Grantor and the City of Columbia, as Grantee this 17<sup>th</sup> day of February, 2015.

Alfred D. Smith

State Bar Number: 15065



COPY

#15918  
STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, and subject to the rights and reservations hereinafter set forth, **SYCAMORE DEVELOPMENT, LLC** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, (I) a permanent, exclusive easement variable feet in width (15.75' to 27.56'), (II) a permanent, exclusive easement fifteen (15) feet in width, (III) a permanent, non-exclusive easement fifteen (15) feet in width, (IV) a permanent, exclusive easement variable feet in width (15' to 16.02'), and (V) a permanent, exclusive easement variable feet in width (15.01' to 16.99'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 502 Rimer Pond Road Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-27, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

(I)

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the northernmost/northwestern property corner of the subject property and extending therefrom S79°49'34.66"E along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northeastern property line of the subject property, for a distance of twenty-seven and fifty-six hundredths (27.56) feet to intersect the northwestern boundary of the herein-described "15' Non-Exclusive Water Easement"; thence turning and extending therefrom S48°17'49.30"W along the subject property and parallel to the northwestern boundary on the herein-described "15' Non-Exclusive Water Easement", for a distance of thirty-three and eighty-four hundredths (33.84) feet to a point; thence turning and extending therefrom N40°38'46.98"W along the subject property, for a distance of fifteen and seventy-five hundredths (15.75) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N28°29'34.62"E along the northwestern property line of the subject property, for a distance of seventeen and fifty-eight hundredths (17.58) feet to intersect the northernmost/northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM  
NAH 4.13.16  
Legal Department City of Columbia, SC

(II)

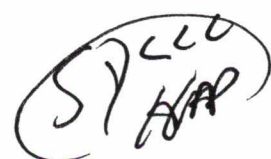
Also, a permanent, exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning along the southeastern property line of the subject property at a point fifteen and sixty-nine hundredths (15.69) feet southwest of the easternmost property corner of the subject property and extending therefrom  $N75^{\circ}36'41.24''W$  along the subject property and parallel to the southwestern boundary of the herein-described "15' Non-Exclusive Water Easement", for a distance of five hundred ninety-seven and eleven hundredths (597.11) feet to a point; thence turning and extending therefrom  $N77^{\circ}23'34.66''W$  along the subject property and parallel to the southwestern boundary of the herein-described "15' Non-Exclusive Water Easement", for a chord distance of one hundred fifteen and ninety-two hundredths (115.92) feet to intersect the southeastern boundary of the herein-described "15' Non-Exclusive Water Easement"; thence turning and extending therefrom  $S48^{\circ}19'21.00''W$  along the subject property and parallel to the southeastern boundary of the herein-described "15' Non-Exclusive Water Easement", for a distance of eighteen and ninety-six hundredths (18.96) feet to a point; thence turning and extending therefrom  $S77^{\circ}34'16.37''E$  along the subject property, for a distance of one hundred twenty-six and fifty-two hundredths (126.52) feet to a point; thence turning and extending therefrom  $S75^{\circ}36'41.24''E$  along the subject property, for a distance of five hundred ninety-two and fifty-two hundredths (592.52) feet to intersect the southeastern property line of the subject property at a point thirty-one and thirty-nine hundredths (31.39) feet southwest of the northeastern property corner of the subject property; thence turning and extending therefrom  $N31^{\circ}25'56.00''E$  along the southeastern property line of the subject property, for a distance of fifteen and seven tenths (15.7) feet to a point located fifteen and sixty-nine hundredths (15.69) feet southwest of the easternmost property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

(III)

Also, a permanent, non-exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the easternmost property corner of the subject property and extending therefrom  $N75^{\circ}36'41.24''W$  along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northeastern property line of the subject property, for a distance of six hundred one and seventy-one hundredths (601.71) feet to a point; thence turning and extending therefrom  $N77^{\circ}30'31.06''W$  along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northeastern property line of the subject property, for a chord distance of one hundred twenty-four and twenty-six hundredths (124.26) feet to a point; thence turning and extending therefrom  $S48^{\circ}17'49.30''W$  along the subject property, for a distance of forty-eight and eighty-four hundredths (48.84) feet to intersect the common boundary of the northeastern right-of-way of Longtown Road East (S-40-1051) and the southwestern property line of the subject property; thence turning and extending therefrom  $S40^{\circ}01'55.25''E$  along the common boundary of the northeastern right-of-way of Longtown Road East (S-40-1051) and the southwestern property line of the subject property, for a chord distance of fifteen and five hundredths (15.05) feet to a point; thence turning and extending therefrom  $N48^{\circ}13'36.77''E$  along the subject property, for a distance of forty-one and ninety-one hundredths (41.91) feet to a point; thence turning and extending therefrom  $S77^{\circ}23'34.66''E$  along the subject property, for a chord distance of one hundred fifteen and ninety-two hundredths (115.92) feet to a point; thence turning and extending therefrom  $S75^{\circ}36'41.24''E$  along the subject property, for a distance of five hundred ninety-seven and eleven hundredths (597.11) feet to intersect the southeastern property line of the subject property; thence turning and extending therefrom  $N31^{\circ}25'56.00''E$  along the southeastern property line of the subject property, for a distance of fifteen and sixty-nine hundredths (15.69) feet to intersect the easternmost property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

(IV)

Also, a permanent, exclusive easement for a water main, variable feet in width and having



the following perimeter measurements: beginning on the westernmost/northwestern property corner of the subject property and extending therefrom S40°31'45"E along the common boundary of the northeastern right-of-way of Longtown Road East (S-40-1051) and the southwestern property line of the subject property, for a chord distance of ten and thirty-five hundredths (10.35) feet to a point; thence turning and extending therefrom N48°19'21.00"E along the subject property and parallel to the northwestern boundary of the herein-described "15' Non-Exclusive Water Easement", for a distance of fifteen (15) feet to a point; thence turning and extending therefrom N40°38'44"W along the subject property, for a chord distance of fifteen and seventy-four hundredths (15.74) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom S28°38'57.00"W along the northwestern property line of the subject property, for a distance of sixteen and two hundredths (16.02) feet to intersect the northernmost/northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

(V)

Also, a permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the southwestern property line of the subject property and the southeastern boundary of the herein-described "15' Non-Exclusive Water Easement" at a point twenty-five and thirty-six hundredths (25.36) feet southeast of the westernmost/northwestern property corner of the subject property and extending therefrom S35°09'84"E along the common boundary of the northeastern right-of-way of Longtown Road East and the southwestern property line of the subject property, for a chord distance of two hundred thirty-three and twenty-two hundredths (233.22) feet to a point; thence turning and extending therefrom S30°35'29.00"E along the common boundary of the northeastern right-of-way of Longtown Road East and the southwestern property line of the subject property, for a distance of five hundred forty-two and sixty-seven hundredths (542.67) feet to intersect the southernmost property corner of the subject property; thence turning and extending therefrom N31°25'22.44"E along the southeastern property line of the subject property, for a distance of sixteen and ninety-nine hundredths (16.99) feet to a point; thence turning and extending therefrom N30°35'29.00"W along the subject property, for a distance of five hundred thirty-four and seven tenths (534.7) feet to a point; thence turning and extending therefrom N35°10'29"W along the subject property, for a chord distance of two hundred thirty-six and twelve hundredths (236.12) feet to intersect the southeastern boundary of the herein-described "15' Non-Exclusive Water Easement"; thence turning and extending therefrom S48°19'21.00"W along the subject property and parallel to the northwestern boundary of the herein-described "15' Non-Exclusive Water Easement", for a distance of fifteen and one hundredth (15.01) feet to intersect the southwestern property line of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

These easements (I, II & III) being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 48A of 53, dated January 8, 2015, last revised September 21, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

These easements (IV & V) being more clearly shown and delineated on an easement drawing for Water Main along Longtown Road West and Longtown Road East (North of Columbia Club Drive), CIP Project #WM3767, drawing 1A of 58, dated February 6, 2015, last revised September 22, 2015, prepared by Genesis Consulting Group, prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-315.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

TS (WM3872 - Easement 48A of 53 & WM3767 - 1A of 58)





CONDITIONS:

The Grantor reserves unto itself, its successors and assigns, successors in title, assignees, invitees, lessees, guests, customers, and anyone to whom Grantor may lease all or a portion of the property over which the aforesaid easement is granted the right of access, and the right to landscape, pave, fence (no masonry or concrete footings), park (no commercial weight vehicles), and otherwise use of the easement area in any manner that does not materially and adversely affect the easement granted hereunder.

Additionally, Grantor reserves unto itself, its successors and assigns, successors in title, assignees, invitees, lessees, guests, customers, and anyone to whom Grantor may lease all or a portion of the property over which the aforesaid easement is granted the right to install and maintain other utilities, including but not limited to water, sanitary sewer, electricity, gas, cable television cables, telephone lines, fiber optics lines, and other similar utilities to serve the Grantor's adjoining property, that cross the easement area at approximate right angles and grant easements to the same, provided, however, any such easements shall be subject to this easement to the City of Columbia.

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Handwritten signature and initials inside an oval. The signature appears to be "S. J. LLC" with "SJA" written below it.

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 4<sup>th</sup> day of May, 2016.

WITNESSES:

SYCAMORE DEVELOPMENT, LLC

[Signature]  
(1<sup>st</sup> Witness Signature)

Sycamore Development LLC  
By Hugh A. Palmer its  
Manager & Not Individually  
By: \_\_\_\_\_  
(Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Name: HUGH A PALMER  
(Print Name)

Title: MANAGER  
(Print Title)

STATE OF South Carolina

COUNTY OF RICHLAND ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2016 by Hugh A. Palmer AS Manager of of \_\_\_\_\_  
(Name and Title of Officer)

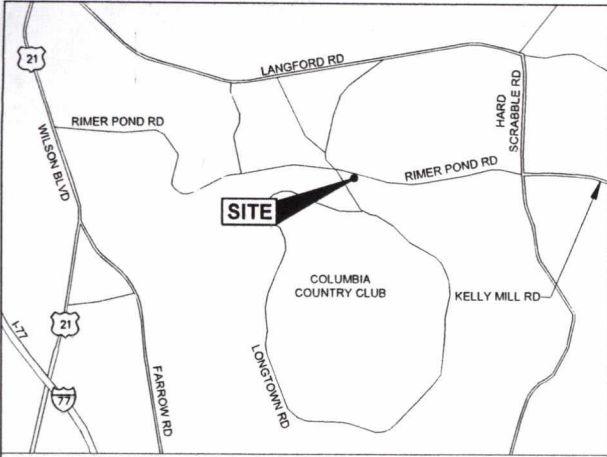
Sycamore Development, LLC on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

Catolyn E. Godfrey  
NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: 6/28/21  
(Date)

# EXHIBIT "A"



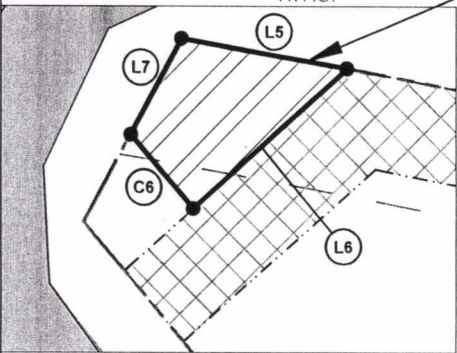
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

## GRAPHIC SCALE



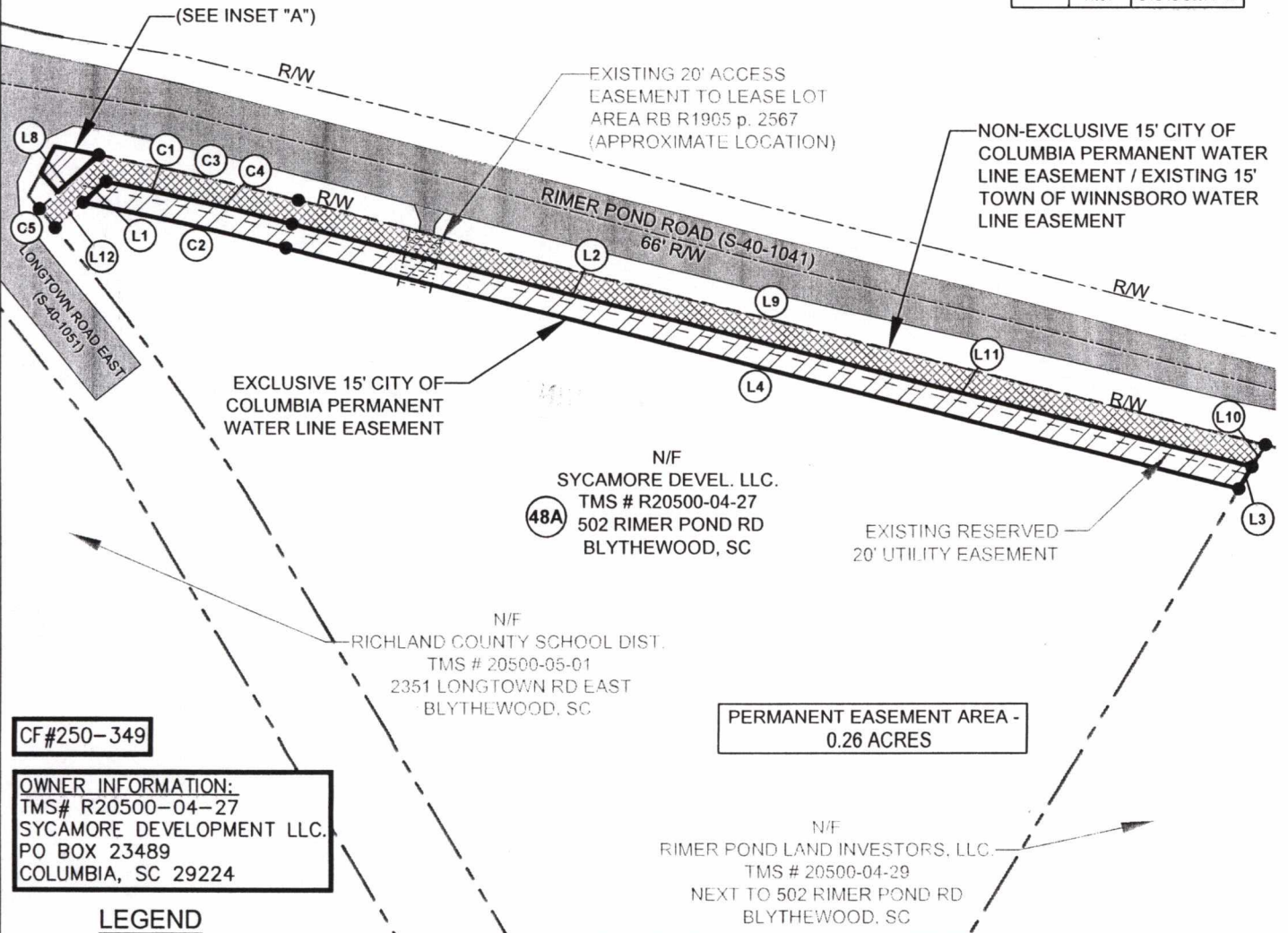
1 inch = 100 ft.



EXCLUSIVE VARIABLE WIDTH CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	115.94'	1869.94'	S77°23'34.66"E	115.92'
C2	126.54'	1852.78'	N77°34'16.37"W	126.52'
NE-C3	124.29'	1876.86'	S77°30'31.06"E	124.26'
NE-C4	115.94'	1869.43'	N77°23'34.66"W	115.92'
NE-C5	15.05'	1462.40'	N40°01'55.25"W	15.05'
C6	15.75'	1477.37'	N40°38'46.98"W	15.75'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.96'	N48°19'21.00"E
L2	597.11'	S75°36'41.24"E
L3	15.70'	S31°25'56.00"W
L4	592.52'	N75°36'41.24"W
L5	27.56'	S79°49'34.66"E
L6	33.84'	S48°17'49.30"W
L7	17.58'	N28°29'34.62"E
NE-L8	48.84'	N48°17'49.30"E
NE-L9	601.71'	S75°36'41.24"E
NE-L10	15.69'	S31°25'56.00"W
NE-L11	597.11'	N75°36'41.24"W
NE-L12	41.91'	S48°13'36.77"W



**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

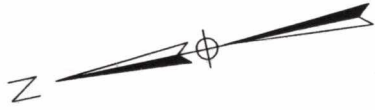
SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 09/01/15 09/21/15		DRAWING NO. 48A OF 53	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARDCRABBLE ROAD, CIP PROJECT # WM3872			

# EXHIBIT "A"

*Handwritten signature and initials*

# EXHIBIT "A" (Cont.)

N/F TMS R20500-04-29  
 NEXT TO 502 RIMER POND RD.  
 RIMER POND LAND INVESTORS, LLC



N/F TMS R20500-04-27  
 502 RIMER POND RD.  
 SYCAMORE DEVELOPMENT, LLC

EXCLUSIVE VARIABLE (15.01'-16.99')  
 WIDTH CITY OF COLUMBIA PERMANENT  
 WATER LINE EASEMENT

N30° 35' 29.00"W 534.70'  
 S30° 35' 29.00"E 542.67'

N31° 25' 22.44"E 16.99'

LONGTOWN RD. EAST  
 (S-40-1051) (60' R/W)

CURVE: L=236.37'  
 N35°10'29"W  
 CHORD: 236.12'

CURVE: L=233.47'  
 S35°09'54"E  
 CHORD: 233.22'

15' EXCLUSIVE  
 CITY OF COLUMBIA  
 WATERLINE EASEMENT

EXISTING 15' TOWN OF WINNSBORO  
 WATERLINE EASEMENT

15' NON-EXCLUSIVE  
 CITY OF COLUMBIA  
 WATERLINE EASEMENT

CURVE: L=15.01'  
 S40°02'57"E  
 CHORD: 15.01'

CURVE: L=15.75'  
 S40°38'44"E  
 CHORD: 15.74'

S48° 19' 21.00"W

15.01'

CURVE: L=15.01'

N40°01'55"W

CHORD: 15.01'

N48° 19' 21.00"E

15.00'

CURVE: L=10.35'

N40°31'45"W

CHORD: 10.35'

N28° 38' 57.00"E

17.60'

N28° 38' 57.00"E

16.02'

NORTHWEST PROPERTY CORNER  
 DETAIL VIEW

RIMER POND RD. (S-40-1041)

EOP

SEE DETAIL VIEW

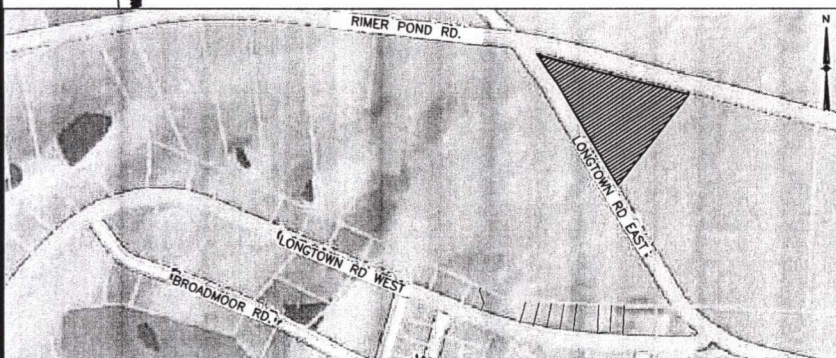
TMS R20500-04-27

N/F SYCAMORE DEVELOPMENT, LLC  
 502 RIMER POND RD.  
 BLYTHEWOOD, SC 29016

PERMANENT EASEMENT = 0.28 ACRES

REFERENCE:  
 RICHLAND COUNTY TAX MAP SHEET 20500;  
 2015 EDITION  
 PLAT BOOK 1399/2271,  
 DEED BOOK R1400/2966  
 PLAT BOOK 2049/3808

PREPARED BY:



VICINITY MAP

REV. DATE: 9-22-15

CITY OF COLUMBIA  
 DEPARTMENT OF UTILITIES & ENGINEERING  
 COLUMBIA, SOUTH CAROLINA

SCALE: N.T.S.	CIP PROJECT #WM3767	APPROVED BY: DKB	DRAWN BY: CWS
DATE: 2-6-15			
EASEMENT FOR WATER MAIN ALONG LONGTOWN RD. WEST AND LONGTOWN RD. EAST (NORTH OF COLUMBIA CLUB DR.)			
DRAWING NO. 1A of 58	CITY FILE # 250-315		

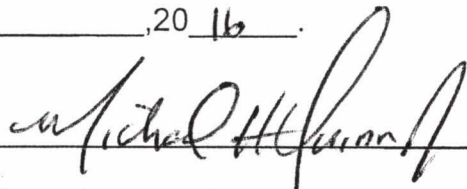


# EXHIBIT "A" (Cont.)

*Handwritten signature/initials*

ATTORNEY CERTIFICATION

I, MICHAEL H. QUINN JR, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Easement for Water Main Along Longtown Road East & Longtown Road West with Sycamore Development, LLC as Grantor and the City of Columbia, as Grantee this 4<sup>th</sup> day of MAY, 2016.

  
State Bar Number: 68772





#16130

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RIMER POND LAND INVESTORS, LLC (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, (I) a permanent, exclusive easement ten (10) feet in width, (II) a permanent, non-exclusive easement fifteen (15) feet in width, (III) and a permanent, exclusive easement variable feet in width (16.99' to 35.46'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, being a 26 acre tract located southeast of 502 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-29 (formerly a portion of TMS#20500-04-27), as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

(I)

A permanent, exclusive easement for a water main, ten (10) feet in width and having the following perimeter measurements: beginning on the northwestern property line of the subject property at a point fifteen and sixty-nine hundredths (15.69) feet southwest of the northwestern property corner of the subject property and extending therefrom S75°36'41.24"E along the subject property and parallel to the southwestern boundary of the herein-described "15' Non-Exclusive Water Easement", for a distance of eight hundred ninety-three and six hundredths (893.06) feet to intersect the eastern property line of the subject property at a point fifteen and thirty-three hundredths (15.33) feet southwest of the northeastern property corner of the subject property; thence turning and extending therefrom S02°26'55.76"W along the eastern property line of the subject property, for a distance of ten and twenty-two hundredths (10.22) feet to a point; thence turning and extending therefrom N75°36'41.24"W along the subject property, for a distance of eight hundred ninety-eight and twenty-four hundredths (898.24) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom N31°25'56.00"E along the northwestern property line of the subject property, for a distance of ten and forty-six hundredths (10.46) feet to intersect the southwestern boundary of the herein-described "15' Non-Exclusive Water Easement", also being the point of beginning; thence terminating. Be all measurements a little more or less.

(II)

Also, a permanent, non-exclusive easement for a water main, fifteen (15) feet in width and

APPROVED AS TO FORM

NAH S.17.16

Legal Department City of Columbia, SC

having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom  $S75^{\circ}36'41.24''E$  along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northeastern property line of the subject property, for a distance of eight hundred eighty-five and twenty-nine hundredths (885.29) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom  $S02^{\circ}26'55.76''W$  along the eastern property line of the subject property, for a distance of fifteen and thirty-three hundredths (15.33) feet to a point; thence turning and extending therefrom  $N75^{\circ}36'41.24''W$  along the subject property and parallel to and adjoining the northeastern boundary of the aforesdescribed "10' Exclusive Water Easement", for a distance of eight hundred ninety-three and six hundredths (893.06) feet to intersect the northwestern property line of the subject property; thence turning and extending therefrom  $N31^{\circ}25'56.00''E$  along the northwestern property line of the subject property, for a distance of fifteen and sixty-nine hundredths (15.69) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

(III)

Also, a permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the westernmost property corner of the subject property and extending therefrom  $S30^{\circ}35'28.85''E$  along the common boundary of the northeastern right-of-way of Longtown Road East (S-40-1051) and the southwestern property line of the subject property, for a distance of seven hundred seventeen and sixteen hundredths (717.16) feet to a point; thence turning and extending therefrom  $S35^{\circ}55'84''E$  along the common boundary of the northeastern right-of-way of Longtown Road East and the southwestern property line of the subject property, for a chord distance of one hundred forty-six and fifty-one hundredths (146.51) feet to intersect the southwestern property corner of the subject property; thence turning and extending therefrom  $S87^{\circ}31'53.00''E$  along the southernmost/southwestern property line of the subject property, for a distance of thirteen and ninety-two hundredths (13.92) feet to intersect the northwestern property corner of Richland County TMS#20503-03-01, n/f SPPLA, LLC; thence turning and extending therefrom  $S87^{\circ}31'53.00''E$  along the southernmost/southwestern property line of the subject property, for a distance of twenty-one and fifty-four hundredths (21.54) feet to a point; thence turning and extending therefrom  $N43^{\circ}13'54''W$  along the subject property, for a chord distance of nineteen and eighty-six hundredths (19.86) feet to a point; thence turning and extending therefrom  $N63^{\circ}01'39.31''W$  along the subject property, for a distance of twenty-six and thirty-three hundredths (26.33) feet to a point; thence turning and extending therefrom  $N35^{\circ}09'54''W$  along the subject property, for a chord distance of one hundred twenty-three and ninety-eight hundredths (123.98) feet to a point; thence turning and extending therefrom  $N30^{\circ}35'28.85''W$  along the subject property, for a distance of seven hundred twenty-five and sixteen hundredths (725.16) feet to a point; thence turning and extending therefrom  $S31^{\circ}25'31.22.44''W$  along the northwestern property line of the subject property, for a distance of sixteen and ninety-nine hundredths (16.99) feet to intersect the westernmost property corner of the subject property, also being the point of beginning; thence terminating.

These easements (I & II) being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 48B of 53, dated January 8, 2015, last revised September 21, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

This easement (III) being more clearly shown and delineated on an easement drawing for Water Main along Longtown Road West and Longtown Road East (North of Columbia Club Drive), CIP Project #WM3767, drawing 1B of 58, dated February 6, 2015, last revised September 22, 2015, prepared by Genesis Consulting Group, prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-315.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

TS (WM3872 - Easement 48B of 53 & WM3767 & Easement 1B of 58)

Easement Conditions

The Grantor has the right to landscape (ornamental shrubbery only, no trees), pave, fence (no masonry or concrete footings), park (no commercial weight vehicles), and otherwise use the easement area in any manner that does not materially and adversely affect the water main and/or easement granted hereunder.

The Grantor shall be able to proceed with the project design and use the allowed vegetation within the easement area that is under the City's current easement encroachment policy as of the date of execution of this document. If the City's encroachment policy should change between the date of execution of this document to the time the Grantor has begun construction, the Grantor shall have three (3) years from the date of this documents execution to abide by the encroachment policy in place on the day of this documents execution.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**



TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 7<sup>th</sup> day of December, 2014.

WITNESSES:

RIMER POND LAND INVESTORS, LLC

R. B. Star III  
(1<sup>st</sup> Witness Signature)

By: [Signature]  
(Signature)

Name: Kevin Steelman  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Title: Manager  
(Print Title)

STATE OF South Carolina )

COUNTY OF Richland )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2014 by Kevin Steelman, Manager of  
(Name and Title of Officer)

\_\_\_\_\_ on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 1.18.25  
(Date)

**REFERENCES:**

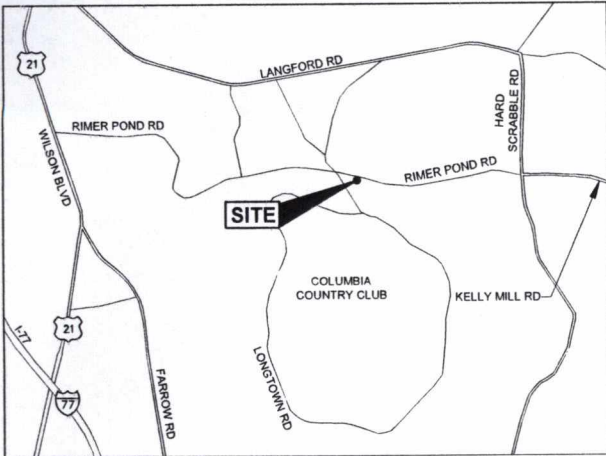
1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION



**GRAPHIC SCALE**



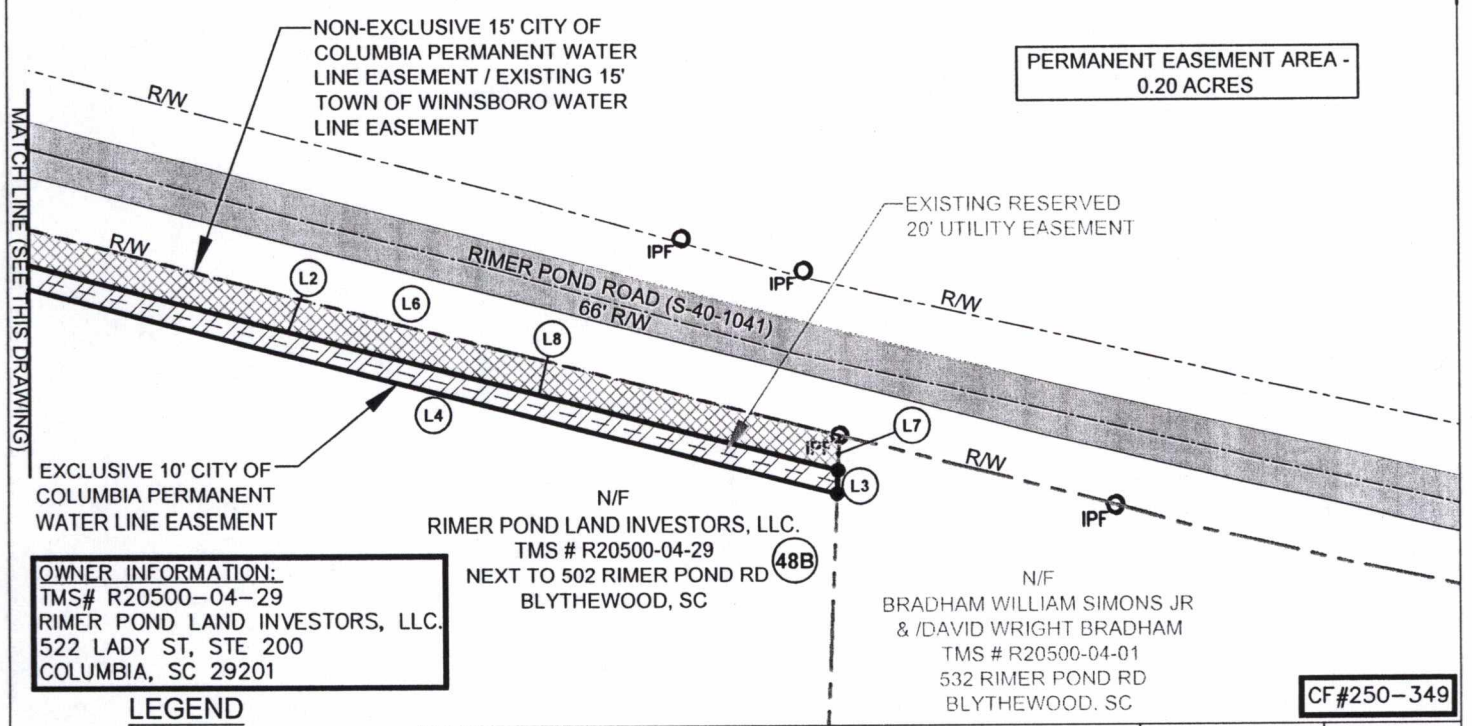
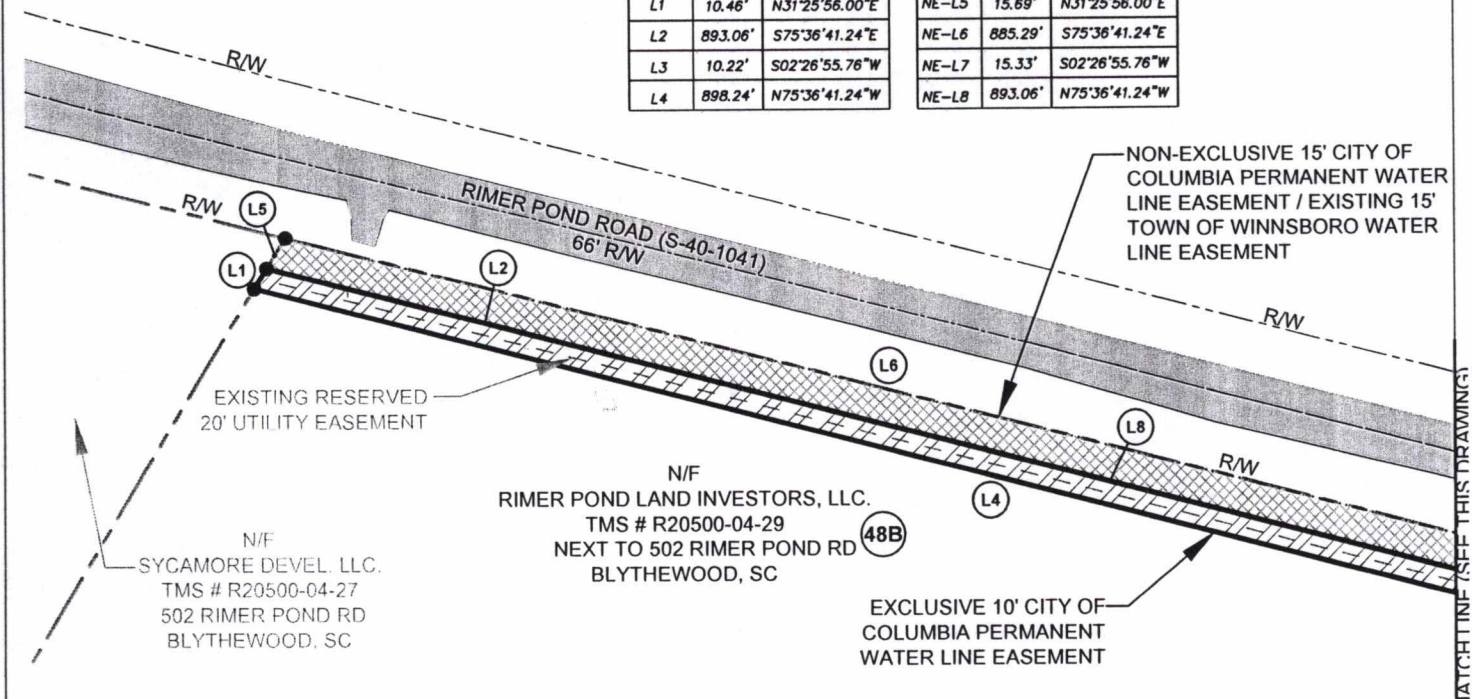
1 inch = 80 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.46'	N31°25'56.00"E
L2	893.06'	S75°36'41.24"E
L3	10.22'	S02°26'55.76"W
L4	898.24'	N75°36'41.24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
NE-L5	15.69'	N31°25'56.00"E
NE-L6	885.29'	S75°36'41.24"E
NE-L7	15.33'	S02°26'55.76"W
NE-L8	893.06'	N75°36'41.24"W



**OWNER INFORMATION:**  
TMS# R20500-04-29  
RIMER POND LAND INVESTORS, LLC.  
522 LADY ST, STE 200  
COLUMBIA, SC 29201

CF#250-349

**LEGEND**

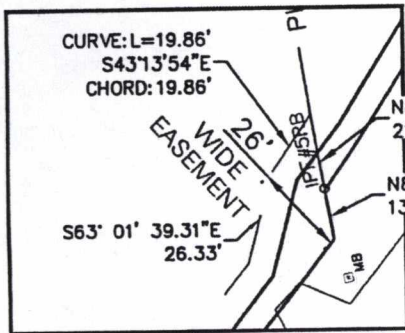
- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Cross-hatched Box] NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE: 09/03/15 09/21/15	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 48B OF 53

MATCH LINE (SEE THIS DRAWING)

**EXHIBIT B**

TMS R20503-03-01  
2246 LONGTOWN RD. EAST  
N/F SPPLA, LLC



SOUTHWEST PROPERTY CORNER DETAIL VIEW

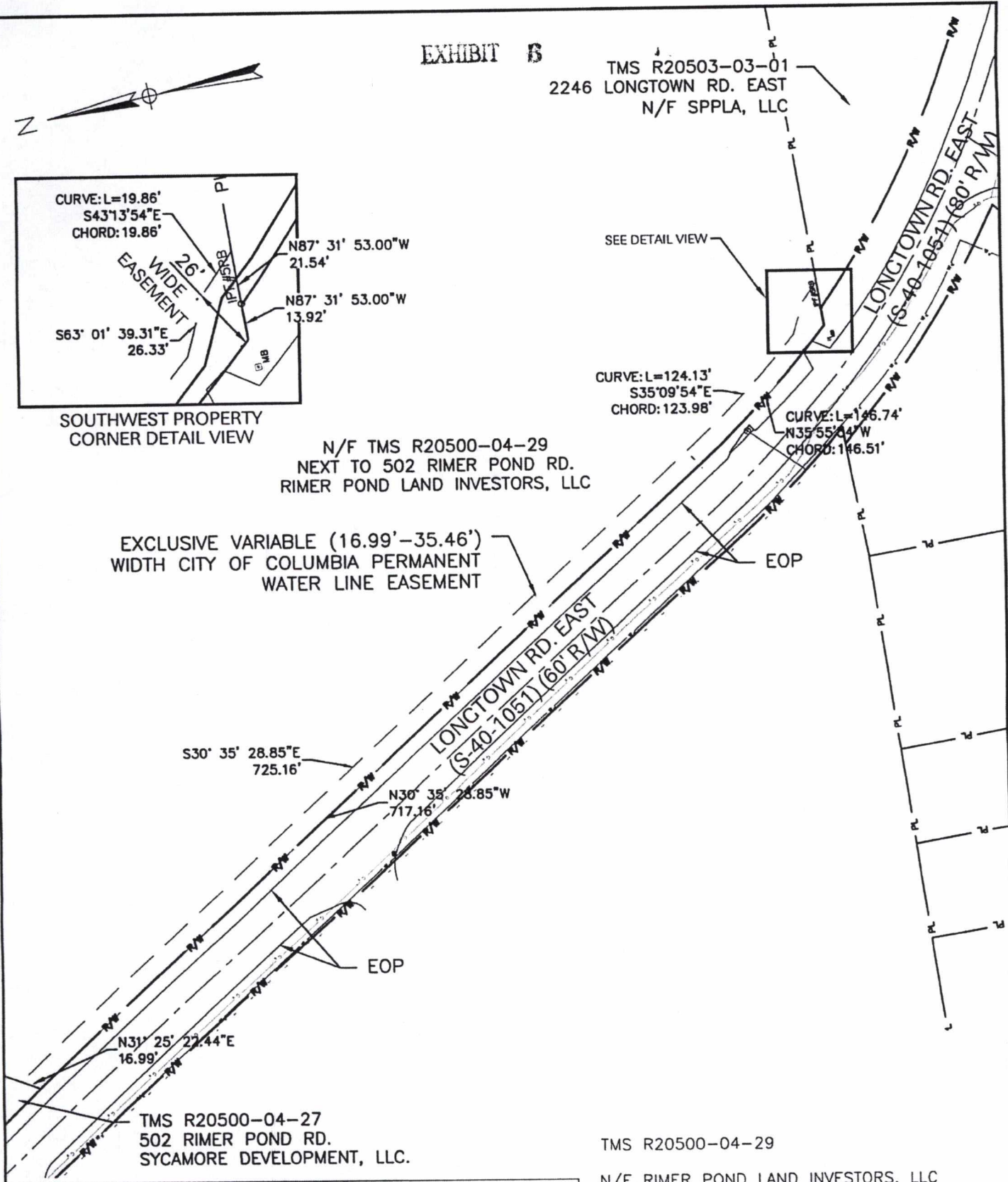
N/F TMS R20500-04-29  
NEXT TO 502 RIMER POND RD.  
RIMER POND LAND INVESTORS, LLC

EXCLUSIVE VARIABLE (16.99'-35.46')  
WIDTH CITY OF COLUMBIA PERMANENT  
WATER LINE EASEMENT

SEE DETAIL VIEW

CURVE: L=124.13'  
S35°09'54"E  
CHORD: 123.98'

CURVE: L=146.74'  
N35°55'04"W  
CHORD: 146.51'



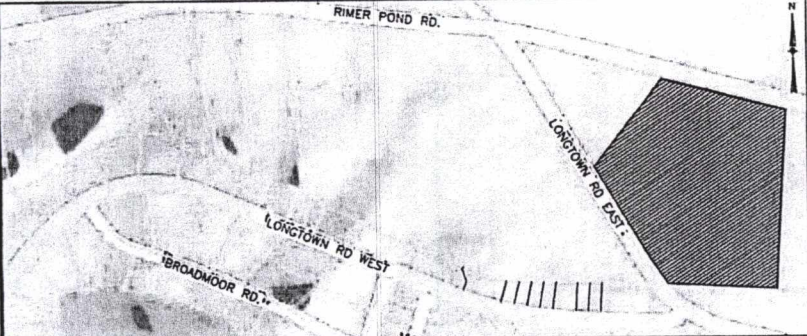
TMS R20500-04-27  
502 RIMER POND RD.  
SYCAMORE DEVELOPMENT, LLC.

TMS R20500-04-29  
N/F RIMER POND LAND INVESTORS, LLC  
NEXT TO 502 RIMER POND RD.  
BLYTHEWOOD, SC 29016

PERMANENT EASEMENT = 0.31 ACRES

REFERENCE:  
RICHLAND COUNTY TAX MAP SHEET 20500;  
2015 EDITION  
PLAT BOOK 1399/2271,  
DEED BOOK R1400/2966  
PLAT BOOK 2049/3808

PREPARED BY:



VICINITY MAP REV. DATE: 9-22-15

<b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES & ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: N.T.S.	CIP PROJECT	APPROVED BY:	DRAWN BY:
DATE: 2-6-15	#WMM3767	DKB	CWS
EASEMENT FOR WATER MAIN ALONG LONGTOWN RD. WEST AND LONGTOWN RD. EAST (NORTH OF COLUMBIA CLUB DR.)			
DRAWING NO. 1B of 58		CITY FILE # 250-315	



ATTORNEY CERTIFICATION

I, Natalie Ham, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Water Main Easement for Longtown Road & Rimer Pond Road Projects – S/E of 502 Rimer Pond Road, Blythewood, South Carolina with Rimer Pond Land Investors, LLC as Grantor and the City of Columbia, as Grantee this 7 day of December, 2016.

Natal Ham  
State Bar Number: 75755

COPY

# 15587

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, WILLIAM SIMONS BRADHAM, JR. AND DAVID WRIGHT BRADHAM (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement ten (10) feet in width and a permanent, non-exclusive easement fifteen (15) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 532 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-01, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, ten (10) feet in width and having the following perimeter measurements: beginning at a point fifteen and thirty-three hundredths (15.33) feet southwest of the northwestern property corner of the subject property and extending therefrom in a southeasterly direction along the subject property and parallel to the southwestern boundary of a 15' non-exclusive Water Easement, for a distance of one thousand two hundred eleven and four tenths (1,211.4) feet to a point; thence turning and extending therefrom in a northeasterly direction along the subject property and parallel to the southeastern boundary of said 15' non-exclusive Water Easement, for a distance of six hundred eighty-five and sixty-eight hundredths (685.68) feet to intersect the eastern property line of the subject property at a point fifteen and eight hundredths (15.08) feet southeast of the northeastern property corner of the subject property; thence turning and extending therefrom S03°40'35.28"E along the eastern property line of the subject property, for a distance of ten and six hundredths (10.06) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of six hundred eighty-seven and twelve hundredths (687.12) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of one thousand two hundred ten and ninety-eight hundredths (1,210.98) feet to intersect the western property line of the subject property at a point twenty-five and fifty-five hundredths (25.55) feet southwest of the northwestern property corner of the subject property; thence turning and extending therefrom N02°26'55.76"E along the western property line of the subject property, for a distance of ten and twenty-two hundredths (10.22) feet to intersect the southeastern boundary of said 15' non-exclusive Water Easement at a point fifteen and thirty-three hundredths (15.33) feet southwest of the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

APPROVED AS TO FORM

NRA 5.8.15  
Legal Department City of Columbia, SC

Book 2038-752  
2015047139 06/25/2015 15:50:12.923  
Fee:\$0.00 County Tax:\$0.00 State Tax:\$0.00  
Easement  
2015047139 John T. Hopkins II  
Richland County R.O.D.

Also, a permanent, non-exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom in a southeasterly direction along the common boundary of the southwestern right-of-way of Rimer Pond Road (S-40-1041) and the northeastern property line of the subject property, for a distance of one thousand two hundred twelve and two hundredths (1,212.02) feet to a point; thence turning and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of six hundred eighty-three and fifty-two hundredths (683.52) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom S03°40'35.21"E along the eastern property line of the subject property, for a distance of fifteen and eight hundredths (15.08) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of six hundred eighty-five and sixty-eight hundredths (685.68) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of one thousand two hundred eleven and four tenths (1,211.4) feet to intersect the western property line of the subject property; thence turning and extending therefrom N02°26'55.76"E along the western property line of the subject property, for a distance of fifteen and thirty-three hundredths (15.33) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

These easements being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 49A & 49B of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

**Easement Condition:**

The City will agree to set one standard residential tap for the subject property. It is understood and agreed that the City does not waive the fees for a Dual Check Valve, meter nor any of the usual rules, regulations or monthly service charges normally required by the City at the point in time application for water service is made.

TS (easement 49A & 49B of 53)

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 8<sup>th</sup> day of JUNE, 2015.

WITNESSES:

Kristen Logue  
(1<sup>st</sup> Witness Signature)

William Simons Bradham, Jr.  
William Simons Bradham, Jr.

Kristen Logue

Joseph W. Kessinger  
(2<sup>nd</sup> Witness Signature) Joseph W. Kessinger

STATE OF ~~SOUTH CAROLINA~~ ) ACKNOWLEDGEMENT

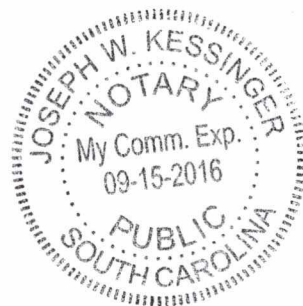
COUNTY OF ~~CHARLESTON~~ )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of JUNE, 2015 by the within-named Grantor.

Joseph W. Kessinger  
(Notary's Signature)

NOTARY PUBLIC FOR: SOUTH CAROLINA  
(State)

MY COMMISSION EXPIRES: 9.15.16



WITNESS the hand and seal of the Grantor this 8<sup>TH</sup> day of

June, 2015.

WITNESSES:

Kristen Logue  
(1<sup>st</sup> Witness Signature)  
Kristen Logue

David Wright Bradham  
David Wright Bradham

Joseph W. Kessinger  
(2<sup>nd</sup> Witness Signature)

STATE OF ~~SOUTH CAROLINA~~ ) ACKNOWLEDGEMENT

COUNTY OF CHARLESTON )

The foregoing instrument was acknowledged before me this 8<sup>TH</sup> day of

JUNE, 2015 by the within-named Grantor.

Joseph W. Kessinger  
(Notary's Signature)

NOTARY PUBLIC FOR: SOUTH CAROLINA  
(State)

MY COMMISSION EXPIRES: 9.15.16





**EXHIBIT A**

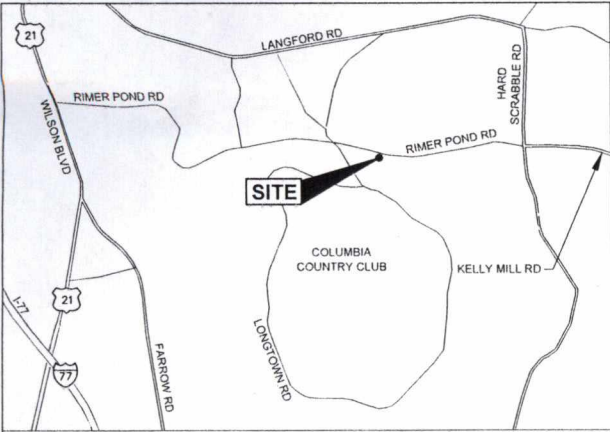
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

**GRAPHIC SCALE**



1 inch = 100 ft.



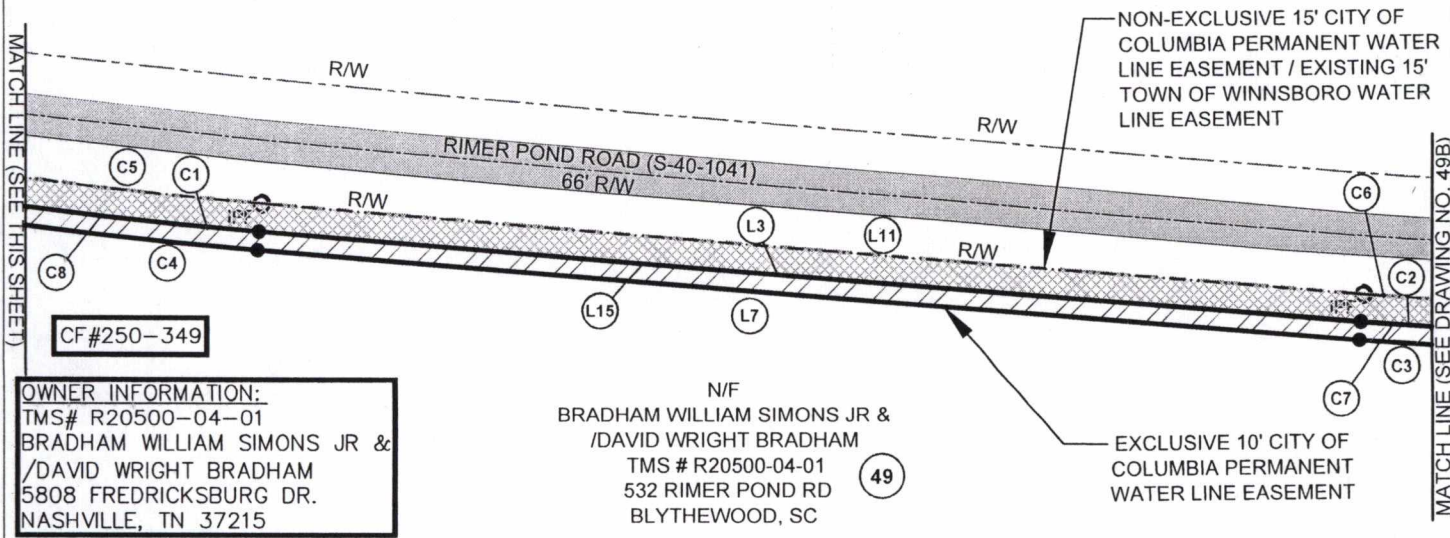
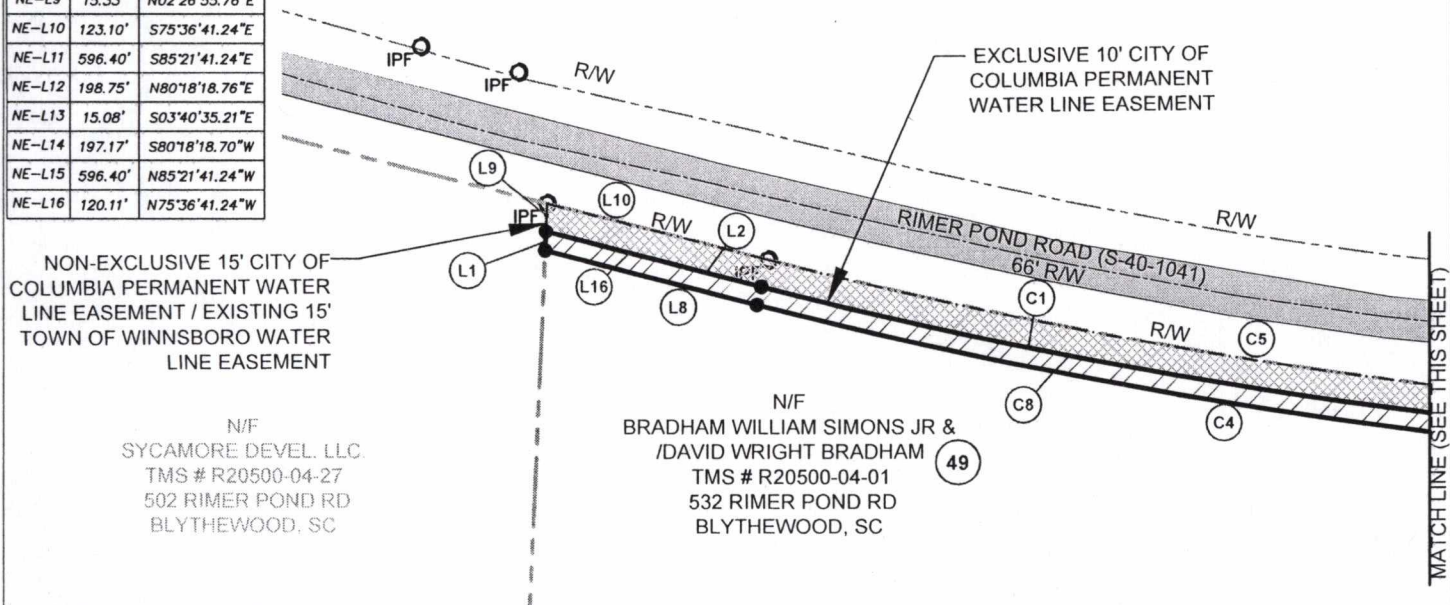
**LOCATION MAP**

N.T.S.

LINE #	LENGTH	DIRECTION
L1	10.22'	N02°26'55.76"E
L2	119.93'	S75°36'41.24"E
L3	596.40'	S85°21'41.24"E
L4	197.17'	N80°18'18.70"E
L5	10.06'	S03°40'35.28"E
L6	196.11'	S80°18'18.70"W
L7	596.39'	N85°21'41.24"W
L8	117.81'	N75°36'41.24"W
NE-L9	15.33'	N02°26'55.76"E
NE-L10	123.10'	S75°36'41.24"E
NE-L11	596.40'	S85°21'41.24"E
NE-L12	198.75'	N80°18'18.76"E
NE-L13	15.08'	S03°40'35.21"E
NE-L14	197.17'	S80°18'18.70"W
NE-L15	596.40'	N85°21'41.24"W
NE-L16	120.11'	N75°36'41.24"W

CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	495.67'	2912.79'	S80°29'11.24"E	495.07'
C2	489.79'	1957.86'	N87°28'18.76"E	488.51'
C3	492.29'	1969.89'	S87°28'18.76"W	491.01'
C4	497.38'	2911.96'	N80°29'11.24"W	496.78'
NE-C5	493.11'	2897.79'	S80°29'11.24"E	492.52'
NE-C6	486.04'	1942.86'	N87°28'18.76"E	484.77'
NE-C7	489.79'	1957.86'	S87°28'18.76"W	488.51'
NE-C8	495.67'	2912.79'	N80°29'11.24"W	495.07'

PERMANENT EASEMENT AREA - 0.44 ACRES



**OWNER INFORMATION:**  
TMS# R20500-04-01  
BRADHAM WILLIAM SIMONS JR & /DAVID WRIGHT BRADHAM  
5808 FREDRICKSBURG DR.  
NASHVILLE, TN 37215

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Cross-hatched Box] NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 49A OF 53

REFERENCES:

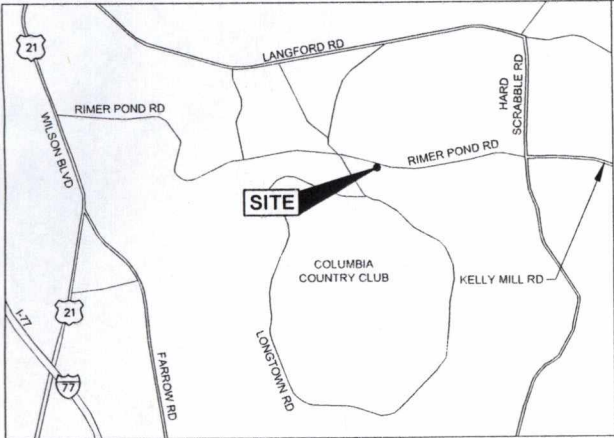
1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

**EXHIBIT B**

**GRAPHIC SCALE**



1 inch = 100 ft.

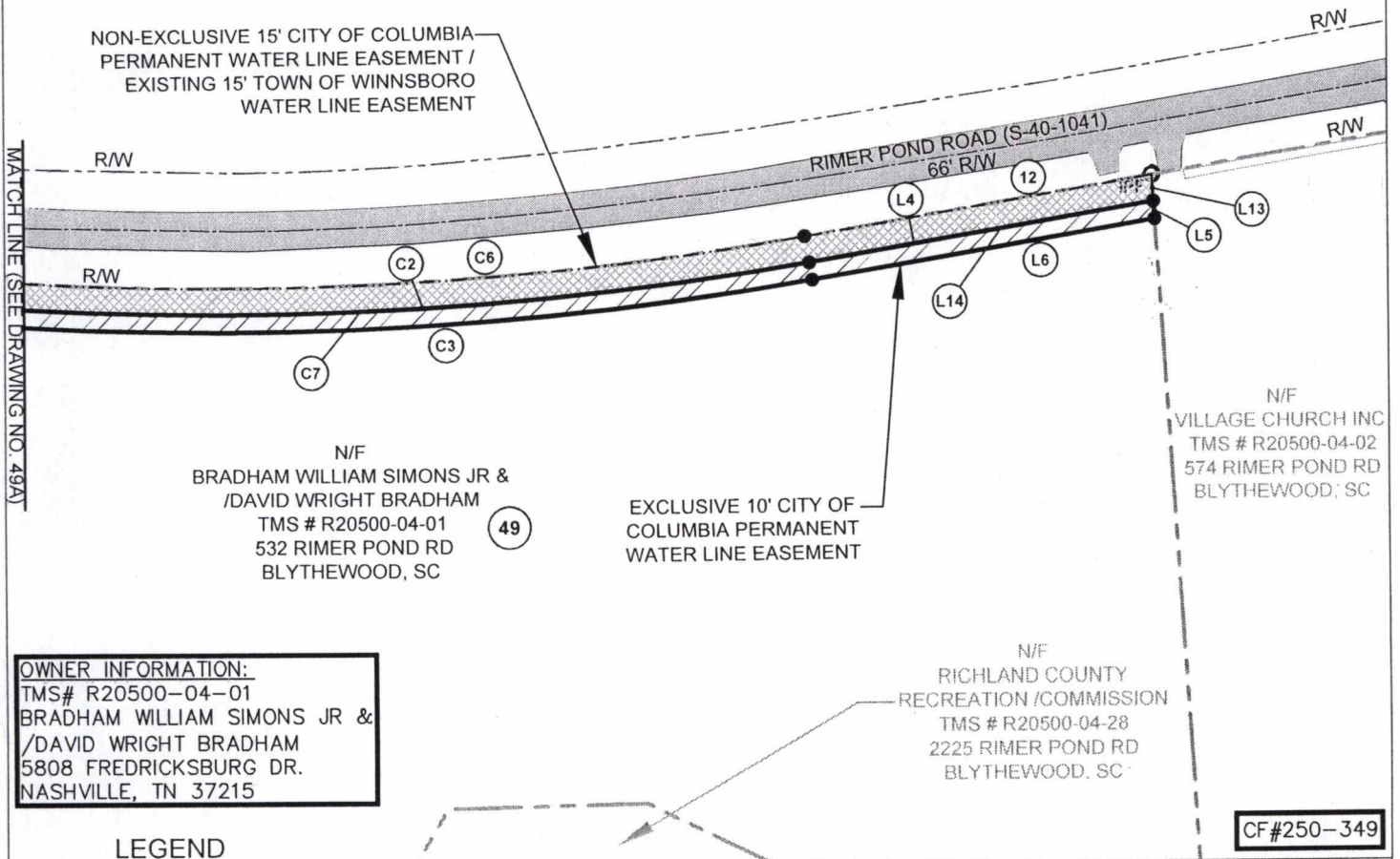


LOCATION MAP  
N.T.S.

LINE #	LENGTH	DIRECTION
L1	10.22'	N02°26'55.76"E
L2	119.93'	S75°36'41.24"E
L3	596.40'	S85°21'41.24"E
L4	197.17'	N80°18'18.70"E
L5	10.06'	S03°40'35.28"E
L6	196.11'	S80°18'18.70"W
L7	596.39'	N85°21'41.24"W
L8	117.81'	N75°36'41.24"W
NE-L9	15.33'	N02°26'55.76"E
NE-L10	123.10'	S75°36'41.24"E
NE-L11	596.40'	S85°21'41.24"E
NE-L12	198.75'	N80°18'18.76"E
NE-L13	15.08'	S03°40'35.21"E
NE-L14	197.17'	S80°18'18.70"W
NE-L15	596.40'	N85°21'41.24"W
NE-L16	120.11'	N75°36'41.24"W

CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	495.67'	2912.79'	S80°29'11.24"E	495.07'
C2	489.79'	1957.86'	N87°28'18.76"E	488.51'
C3	492.29'	1969.89'	S87°28'18.76"W	491.01'
C4	497.38'	2911.96'	N80°29'11.24"W	496.78'
NE-C5	493.11'	2897.79'	S80°29'11.24"E	492.52'
NE-C6	486.04'	1942.86'	N87°28'18.76"E	484.77'
NE-C7	489.79'	1957.86'	S87°28'18.76"W	488.51'
NE-C8	495.67'	2912.79'	N80°29'11.24"W	495.07'

PERMANENT EASEMENT AREA -  
0.44 ACRES



**OWNER INFORMATION:**  
TMS# R20500-04-01  
BRADHAM WILLIAM SIMONS JR &  
/DAVID WRIGHT BRADHAM  
5808 FREDRICKSBURG DR.  
NASHVILLE, TN 37215

**LEGEND**

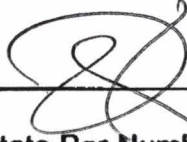
- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Cross-hatched Box] NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 100'	APPROVED BY:	DRAWN BY: KEU
DATE:	01/08/15		CKD. SMH
REVISION DATE:		PREPARED BY: W.K. DICKSON & CO., INC.	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 49B OF 53

CF#250-349

ATTORNEY CERTIFICATION


I, Joseph W. Kessmyer, an attorney licensed to practice in the State of South Carolina do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with William Simons Bradham, Jr. as Grantor and the City of Columbia, as Grantee this 8<sup>TH</sup> day of JUNE, 2015.



State Bar Number: 76161

ATTORNEY CERTIFICATION

I, Joseph W. Kessinger, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with David Wright Bradham as Grantor and the City of Columbia, as Grantee this 8<sup>TH</sup> day of JUNE, 2015.

  
\_\_\_\_\_  
State Bar Number: 76161



COPY

# 15698

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, VILLAGE CHURCH, INC. (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (5.02' to 5.03') and a permanent, non-exclusive easement fifteen (15) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 574 Rimer Pond Road Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-02, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning along the western property line of the subject property at a point fifteen and eight hundredths (15.08) feet southeast of the northwestern property corner of the subject property and extending therefrom N80°28'07"E along the subject property and parallel to the southeastern boundary of a 15' non-exclusive Water Easement, for a distance of one thousand fifty and ninety-five hundredths (1050.95) feet to intersect the eastern property line of the subject property; thence turning and extending therefrom S04°05'09.24"E along the eastern property line of the subject property, for a distance of five and two hundredths (5.02) feet to a point; thence turning and extending therefrom S80°28'07.61"W along the subject property, for a distance of one thousand fifty and ninety-nine hundredths (1,050.99) feet to intersect the western property line of the subject property; thence turning and extending therefrom N03°40'35.71"W along the western property line of the subject property, for a distance of five and three hundredths (5.03) feet to a point located fifteen and eight hundredths (15.08) feet southeast of the northwestern property corner of the subject property, also being the point of beginning; thence terminating.

Also, a permanent, non-exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom N80°28'08"E along the common boundary of the southeastern right-of-way of Rimer Pond Road and the northwestern property line of the subject property, for a distance of one thousand fifty and ninety-nine hundredths (1,050.99) feet to intersect the western property line of the subject property; thence turning and extending therefrom S04°06'11.13"E along the western property line of the subject property, for a distance of fifteen and eight hundredths (15.08) feet to a point; thence turning and extending therefrom S80°28'07.61"W along the subject property, for a distance of one thousand fifty and ninety-five hundredths (1,050.95) feet to intersect the western property line of the subject property; thence turning and extending therefrom N03°40'35.21"W along the western property line of the subject

APPROVED AS TO FORM  
NBA 7.24.15  
Legal Department City of Columbia, SC

property, for a distance of fifteen and eight hundredths (15.08) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

These easements being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 50 of 53, dated January 8, 2015, last revised July 16, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 50 of 53)

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 15 day of September, 2015

WITNESSES:

VILLAGE CHURCH, INC.

R. B. A. III  
(1<sup>st</sup> Witness Signature)

By: Erik Estep  
(Signature)

Name: ERIK ESTEP  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Title: PASTOR  
(Print Title)

STATE OF SC )

COUNTY OF Richland )

ACKNOWLEDGEMENT

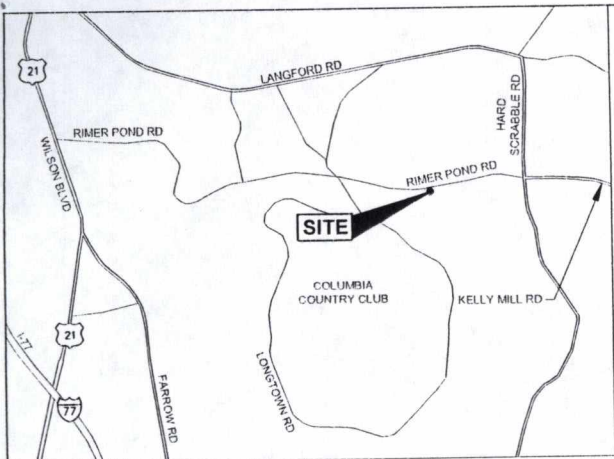
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2015 by Erik Estep, Pastor of  
(Name and Title of Officer)

Village Church, Inc. on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)



REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

**EXHIBIT A**

*GRAPHIC SCALE*



1 inch = 100 ft.



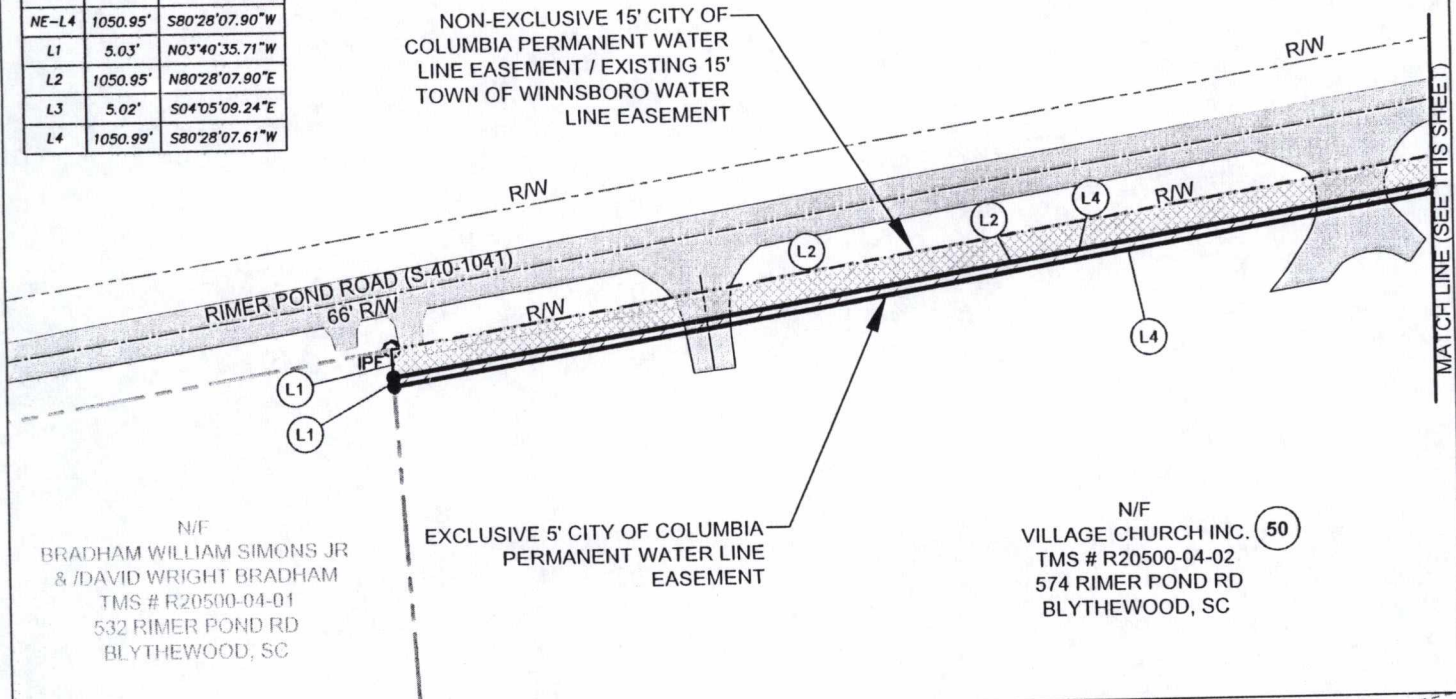
LOCATION MAP  
N.T.S.

LINE #	LENGTH	DIRECTION
NE-L1	15.08'	N03°40'35.21"W
NE-L2	1050.99'	N80°28'08.69"E
NE-L3	15.07'	S04°06'11.13"E
NE-L4	1050.95'	S80°28'07.90"W
L1	5.03'	N03°40'35.71"W
L2	1050.95'	N80°28'07.90"E
L3	5.02'	S04°05'09.24"E
L4	1050.99'	S80°28'07.61"W

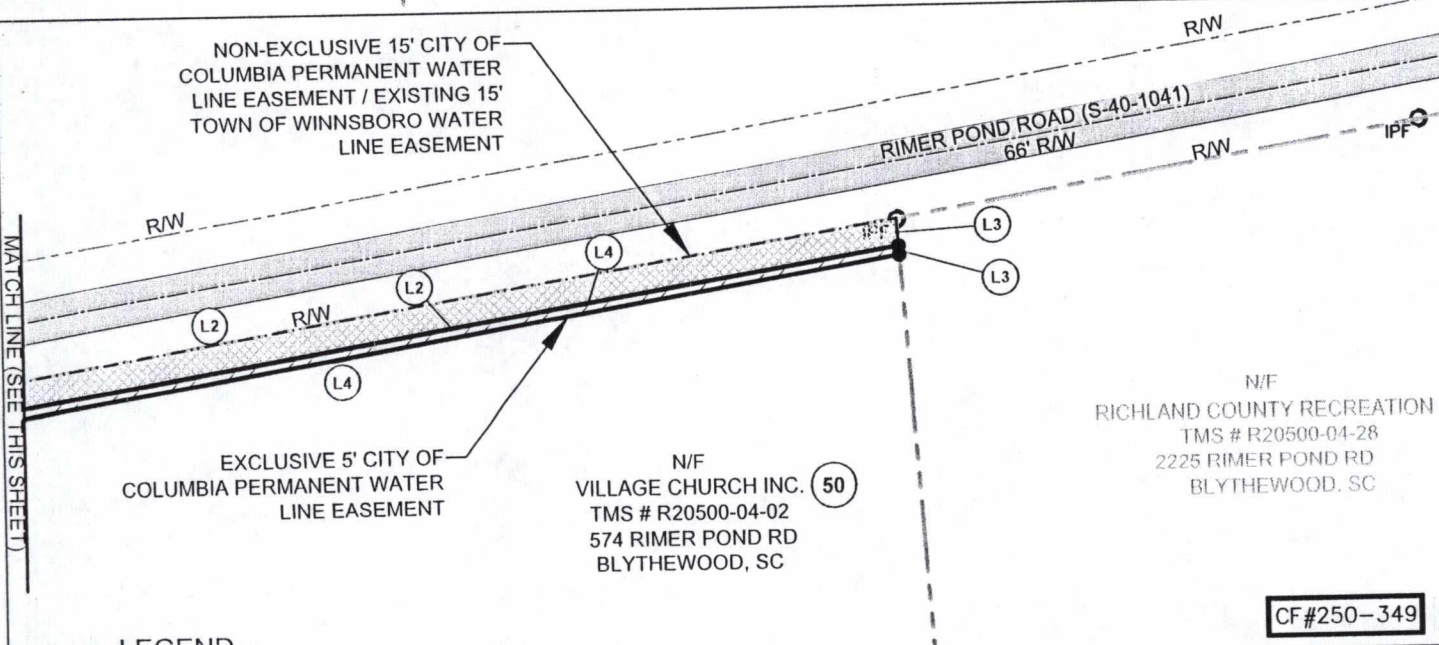
PERMANENT EASEMENT AREA -  
0.12 ACRES

OWNER INFORMATION:  
TMS# R20500-04-02  
VILLAGE CHURCH INC.  
574 RIMER POND RD.  
BLYTHEWOOD, SC 29016

NON-EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT WATER  
LINE EASEMENT / EXISTING 15'  
TOWN OF WINNSBORO WATER  
LINE EASEMENT



NON-EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT WATER  
LINE EASEMENT / EXISTING 15'  
TOWN OF WINNSBORO WATER  
LINE EASEMENT



EXCLUSIVE 5' CITY OF  
COLUMBIA PERMANENT WATER  
LINE EASEMENT

N/F  
VILLAGE CHURCH INC. (50)  
TMS # R20500-04-02  
574 RIMER POND RD  
BLYTHEWOOD, SC

N/F  
RICHLAND COUNTY RECREATION  
TMS # R20500-04-28  
2225 RIMER POND RD  
BLYTHEWOOD, SC

CF#250-349

LEGEND

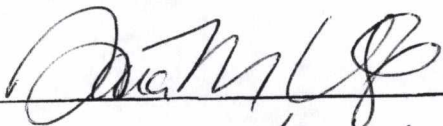
- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- [Hatched Box] EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- [Cross-hatched Box] NON-EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT / EXISTING 15' TOWN OF WINNSBORO WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 05/13/15 07/16/15		DRAWING NO. 50 OF 53	
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			



ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main - Rimer Pond Road to Hard Scrabble Road with Village Church, Inc. as Grantor and the City of Columbia, as Grantee this 15<sup>th</sup> day of Sept., 20 15.

  
State Bar Number: 16602



# 15480

COPY

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY RECREATION COMMISSION** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **twenty (20) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 2225 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-28, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, twenty (20) feet in width and having the following perimeter measurements: beginning on the northernmost/northwestern property corner of the subject property and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northernmost/northwestern property line of the subject property, for a distance of six hundred forty-eight and ninety-one hundredths (648.91) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom in a southeasterly direction along the eastern property line of the subject property, for a distance of twenty and twenty-six hundredths (20.26) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of six hundred forty-eight and three tenths (648.3) feet to intersect the northernmost/western property line of the subject property; thence turning and extending therefrom in a northwesterly direction along the northernmost/western property line of the subject property, for a distance of twenty and nine hundredths (20.09) feet to intersect the northernmost/northwestern property corner of the subject property, also being the point of beginning; thence terminating.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 51 of 53, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

TS (easement 51 of 53)

APPROVED AS TO FORM

*NKMB* 01/29/2015  
Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 26<sup>th</sup> day of February, 2015.

WITNESSES:

**RICHLAND COUNTY RECREATION COMMISSION**

R. D. [Signature]  
(1<sup>st</sup> Witness Signature)

By: J. Marie Green  
(Signature)

Name: J. Marie Green  
(Print Name)

Cornelia [Signature]  
(2<sup>nd</sup> Witness Signature)

Title: Chairman  
(Print Title)

STATE OF SC )

COUNTY OF Richland )

**ACKNOWLEDGEMENT**

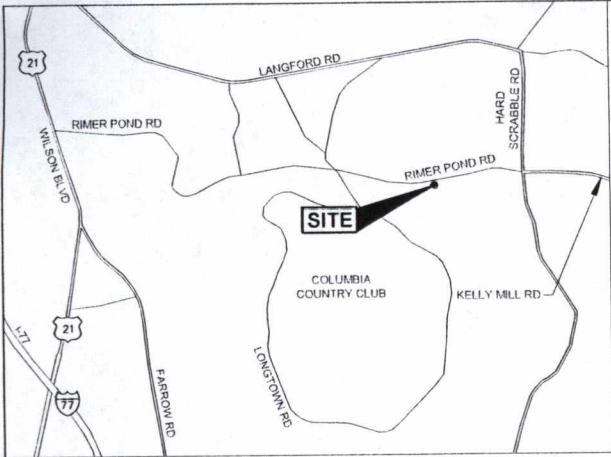
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of Feb., 2015 by J. Marie Green, Chairman of Richland County Recreation Committee on behalf of the within-named Grantor.  
(Name and Title of Officer)

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 3/25/2023  
(Date)

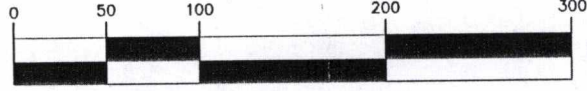
**EXHIBIT A**



**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

**GRAPHIC SCALE**



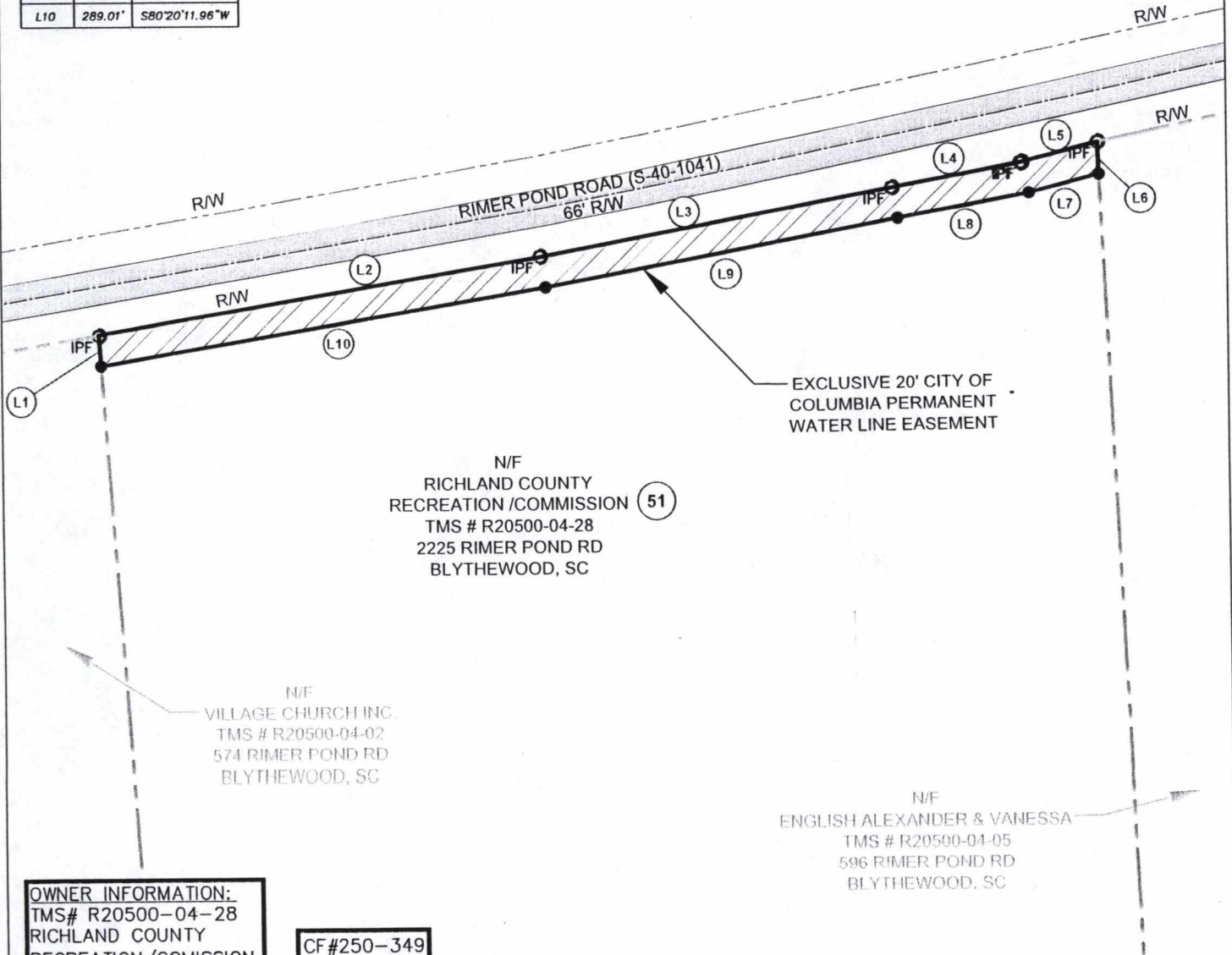
1 inch = 100 ft.



LOCATION MAP  
N.T.S.

PERMANENT EASEMENT AREA -  
0.30 ACRES

LINE #	LENGTH	DIRECTION
L1	20.09'	N04°06'11.13"W
L2	286.88'	N80°20'08.76"E
L3	227.96'	N79°18'25.76"E
L4	84.08'	N79°35'53.76"E
L5	49.99'	N75°47'03.38"E
L6	20.26'	S02°37'02.11"E
L7	46.25'	S75°34'24.16"W
L8	85.08'	S79°35'53.76"W
L9	227.96'	S79°18'25.76"W
L10	289.01'	S80°20'11.96"W



**OWNER INFORMATION:**  
TMS# R20500-04-28  
RICHLAND COUNTY  
RECREATION/COMMISSION  
5819 SHAKESPEARE RD.  
COLUMBIA, SC 29223

CF#250-349

**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 51 OF 53

ATTORNEY CERTIFICATION

I, Jeanne J. Lisowski, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement – Water Main – Rimer Pond Road to Hard Scrabble Road with Richland County Recreation Commission as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of February, 2015.

Jeanne J. Lisowski  
State Bar Number: 69429

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, ALEXANDER ENGLISH AND VANESSA ENGLISH (also hereinafter singularly and collectively referred to as "Grantor") do hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (20' to 45' to 20'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 596 Rimer Pond Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-05, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2019 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of one thousand two hundred seventy-three and four tenths (1,273.4) feet to intersect the northeastern property corner of the subject property; thence turning and extending therefrom in a southeasterly direction along the eastern property line of the subject property, for a distance of twenty and one hundredth (20.01) feet to a point; thence turning and extending therefrom in a southwesterly to northwesterly direction along the subject property, for a distance of one thousand two hundred seventy-nine and three hundredths (1,279.03) feet to intersect the western property line of the subject property; thence turning and extending therefrom in a northwesterly direction along the western property line of the subject property, for a distance of twenty and twenty-six hundredths (20.26) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawing 52 of 53, dated January 8, 2015, last revised November 8, 2019, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City File reference #250-349.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".  
TS (easement 52 of 53)

APPROVED AS TO FORM  
*[Signature]*  
Legal Department City of Columbia, SC

Book 2536-766  
2020052735 10/05/2020 09:16:44:753  
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00  
Easement  
2020052735 John T. Hopkins II Richland County R.O.D.

### Easement Conditions

1. The entire route of the construction project will be videoed prior to commencement of construction to ensure proper restoration of the Grantors property and any improvements on the Grantors property located within the construction project area.

2. The City of Columbia will have an inspector for this project who will ensure that the construction is done in accordance with the approved construction plans and the terms and conditions of the easement. Should the Grantor encounter any unforeseen issues regarding the construction along the subject property, then the Grantor shall inform the project inspector of the issues for resolution or contact the City of Columbia Construction Management Department at 803-545-3372.

3a. The City of Columbia, its contractor, agents and employees will remain only within the immediate area of the work being performed during the construction and restoration work on the subject property.

3b. Temporary fencing will be installed to prohibit unwarranted access to the property during the construction and restoration phases of the project.

3c. The City of Columbia, its contractor, agents and employees shall not obstruct the Grantors' access to their residence located on the subject property during construction. Should the existing main driveway located along the subject property be impeded due to the water line construction activity; the City of Columbia, its contractor, agents and employees shall provide an alternate temporary access to the residence for the Grantors' use only.

4. The City, through its Contractor, agrees to disassemble any portions of the existing wooden privacy fence located on the northern boundary of the subject property at the latest reasonable time as the Construction of the new water main is nearing the subject property, while adhering to best engineering practices. Additionally, the City, through its contractor will agree to install temporary privacy fencing of the same height or greater of the existing wooden fence located on the subject property and it is understood that the contractor shall not leave any gaps in the fencing that would impact privacy during this temporary privacy fencing component to the construction process, while adhering to best engineering practices.

4a. The City, through its Contractor, agrees to re-assemble any portions of the existing wooden privacy fence which are affected during the construction located on the northern boundary of the subject property as soon as reasonably practicable once construction is fully completed along the subject property and during the restoration phase of the project, while adhering to best engineering practices. Additionally, the City, through its contractor agrees to re-assemble the existing wooden privacy fence to its original location along the subject property in a reasonable timeframe and shall not leave any gaps in the fencing that would impact privacy during this re-assembling component to the construction process, while adhering to best engineering practices.

4b. The City, through its Contractor, agrees to disassemble any portions of the existing wire fence and any gates associated with the existing wire fence that are located within the easement areas on the subject property and affected by the construction project at the latest reasonable time as the construction of the new water main is nearing the subject property, while adhering to best engineering practices. Additionally, the City, through its Contractor, agrees to assemble temporary wire fencing and temporary gates of the same height or greater of the existing wire fence and gates associated with the existing wire fence currently located on the subject property. It is understood that the contractor shall not leave any gaps in the fencing that would impact privacy during this temporary privacy fencing component to the construction process, while adhering to best engineering practices.

4c. The City, through its Contractor, agrees to re-assemble any portions of the existing wire fence and any gates associated with the existing wire fence that are located on the subject property as soon as reasonably practicable once construction is fully completed along the subject property and during the restoration phase of the project, while adhering to best engineering practices. Additionally, the City, through its Contractor, agrees to re-assemble the

existing wire fence to its original location along the subject property in a reasonable timeframe and shall not leave any gaps in the fencing that would impact privacy during this re-assembling component to the construction process, while adhering to best engineering practices.

4d. Should any portion of the wooden privacy fencing located within the easement and construction areas not be able to be re-assembled due to the current state or the existing state at the time of construction along the subject property, then the contractor shall install new wooden privacy fencing of the closest style, color and stain to match the existing wooden privacy fence for the sections to be removed from the easement and construction areas located on the subject property.

4e. Any damages to the existing wooden privacy fencing or the existing wire fencing located on the subject property shall be restored to as nearly as practicable to the original condition of the said fencing prior to construction at no cost to the Grantor.

5. Every effort will be made by the City through its contractor, to not disturb the existing Bradford Pear trees located adjacent to the subject property at the right-of-way boundary of Rimer Pond Road.

6. Trees which must be removed in the permanent easement areas along the northeastern portion of the subject property from the termination of the existing wooden privacy fence to the northeastern property corner of the subject property shall include the removal of the trees and the associated stumps and debris from the subject property.

7. The existing large Pine tree (20" to 30" in diameter) shall be marked and not damaged or removed during construction of the subject project.

8. The City, through its Contractor, will replace the any of the existing Crepe Myrtle trees which are located within the easement area and which line the driveway along the subject property. Each existing Crepe Myrtle tree affected shall be replaced with new (15) gallon Crepe Myrtle trees in a location outside of existing easement area along the subject property. The Grantor shall instruct the Contractor as to the specific locations of the new planted fifteen (15) gallon Crepe Myrtle trees. The new planted Crepe Myrtle trees shall be subject to a one year warranty, subject to the Grantor exercising normal care and irrigation of said trees, and should the new fifteen (15) gallon Crepe Myrtle trees die within one year after being planted, the City of Columbia will replace the said Crepe Myrtle tree with a new 15-gallon Crepe Myrtle tree at its sole expense. This condition shall be acknowledged by the Grantor that the City must be granted temporary permission for the contractor to work outside of the easement boundaries for tree planting purposes only during the restoration phase of the project.

9. The City, through its Contractor will agree to construct one sufficient temporary dog pen for purposes of housing Grantors' dogs. This temporary fenced dog pen would be placed on the subject property at the direction of the Grantor and the Grantor shall grant permission to the Contractor to erect a dog pen outside of the Easement area.

10. Any portion of outdoor lighting that is disturbed or damaged as a result of the water main construction will be repaired and/or replaced with the same style fixtures, and to the same standard which existed prior to water main construction along the subject property. This condition shall be acknowledged by the Grantor that the City must be granted temporary permission, if necessary, for the contractor to work outside of the easement boundary for outdoor lighting reinstallation purposes. All electrical restoration work shall be done as soon as practicable once the construction has been completed along the subject property.

11. All sections of the driveway that are impacted by the water main construction along the subject property will be restored with the same materials to a condition that is as nearly as practicable or better than the original condition during the restoration phase of the project.

12. Prior to construction along the subject property, the Contractor is responsible for locating all underground utilities. Should the water line construction impact electrical service or any other utility services to the residence or other structure on the subject property, the contractor shall



address the issue immediately and coordinate with the power company and/or other utility provider to restore service to the residence and/or other structure located on the subject property. Should any unforeseen issues arise concerning services for use of the residence or other structure on the subject property other than during construction activities and for a limited time, the Grantor shall be notified.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of September, 2020.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
Alexander English

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF ) ACKNOWLEDGEMENT  
COUNTY OF )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2020 by the within-named Grantor.

[Signature]

NOTARY PUBLIC FOR THE STATE OF South Carolina  
MY COMMISSION EXPIRES: September 12, 2029

WITNESS the hand and seal of the Grantor this 9<sup>th</sup> day of September, 2020.

WITNESSES:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
Vanessa English

[Signature]  
(2<sup>nd</sup> Witness Signature)

STATE OF ) ACKNOWLEDGEMENT

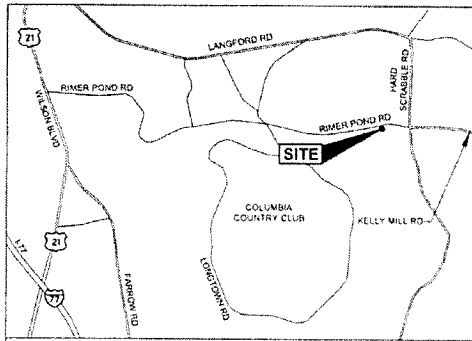
COUNTY OF )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2020 by the within-named Grantor.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF South Carolina  
MY COMMISSION EXPIRES: September 12, 2029

# EXHIBIT

A

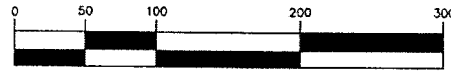


LOCATION MAP  
N.T.S.

REFERENCES:

- CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
- RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

## GRAPHIC SCALE



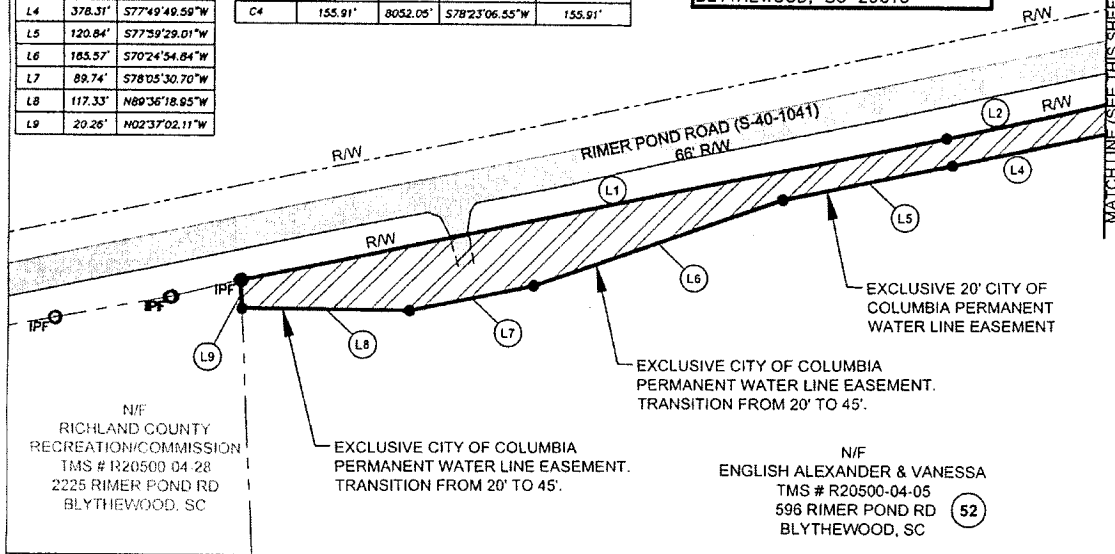
1 inch = 100 ft.



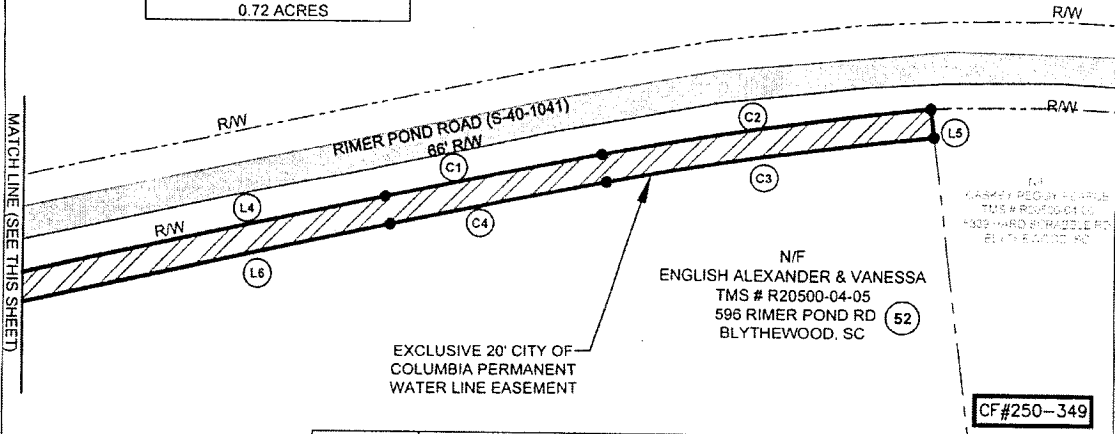
LINE #	LENGTH	DIRECTION
L1	505.93'	N78°05'30.70"E
L2	378.51'	N77°49'49.58"E
L3	20.01'	S06°52'24.54"E
L4	378.31'	S77°49'49.59"W
L5	120.84'	S77°59'29.01"W
L6	185.57'	S70°24'54.84"W
L7	89.74'	S78°05'30.70"W
L8	117.33'	N89°36'18.95"W
L9	20.26'	N02°37'02.11"W

CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	156.73'	8049.45'	S78°23'17.69"W	156.73'
C2	232.23'	2536.42'	S81°34'08.46"W	232.15'
C3	231.32'	2513.61'	S81°34'34.54"W	231.24'
C4	155.91'	8052.05'	S78°23'06.55"W	155.91'

**OWNER INFORMATION:**  
 TMS# R20500-04-05  
 ENGLISH ALEXANDER & VANESSA  
 596 RIMER POND RD.  
 BLYTHEWOOD, SC 29016



PERMANENT EASEMENT AREA - 0.72 ACRES



- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE: 08/30/18    11/08/19	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD, CIP PROJECT # WM3872			DRAWING NO. 52 OF 53

**ATTORNEY CERTIFICATION**

I, Clarence Davis, an attorney licensed to practice in the State of South Carolina, do hereby certify that I supervised the execution of the attached Easement – Water Main Extension along Rimer Pond Road from Water Tank to Hardscrabble Road with Alexander English as Grantor and the City of Columbia, as Grantee, this 9<sup>th</sup> day of September, 2020.

Clarence Davis  
State Bar or License Number 1581

**ATTORNEY CERTIFICATION**

I, Clarence Davis, an attorney licensed to practice in the State of South Carolina, do hereby certify that I supervised the execution of the attached Easement - Water Main Extension along Rimer Pond Road from Water Tank to Hardscrabble Road with Vanessa English as Grantor and the City of Columbia, as Grantee, this 9<sup>th</sup> day of September, 2020.

Clarence Davis  
State Bar or License Number 1581

#16886

STATE OF SOUTH CAROLINA )

Book 2381-1037

2019020662 03/28/2019 10:51:52.250

Easement

Fee: \$13.00

County Tax: \$0.00

State Tax: \$0.00



2019020662

John T. Hopkins II

Richland County R.O.D.

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RIMER POND LAND INVESTORS LLC (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (15' to 20' to 25'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 5339 Hard Scrabble Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2018 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of ninety and sixty-six hundredths (90.66) feet to a point; thence turning and extending therefrom in a southeasterly direction along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of three hundred thirty and eight tenths (330.8) feet to a point; thence turning and extending therefrom S11°05'31.83"W along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of ten and sixty-six hundredths (10.66) feet to a point; thence turning and extending therefrom along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of four hundred twenty-five and fifty-five hundredths (425.55) feet to a point; thence turning and extending therefrom S09°01'50.33"W along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom S82°53'23.16"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a chord distance of one hundred ninety-one and one hundredth (191.01) feet to intersect the northernmost/northeastern property corner of the subject property; thence turning and extending therefrom S43°36'51.62"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property and along the common boundary of the southwestern right-of-way of Hard Scrabble Road (S-40-83) and the northeastern property line of the subject property, for a distance of seventy-four and sixty-seven hundredths (74.67) feet to intersect the easternmost/northeastern property corner of the subject property; thence turning and extending therefrom S01°54'59.61"E along the common boundary of the of the southwestern right-of-way

APPROVED AS TO FORM

*[Signature]* 7-4-2018

Legal Department City of Columbia, SC

of Hard Scrabble Road and the eastern property line of the subject property, for a distance of six hundred twenty-five and sixty-six hundredths (625.66) feet to a point; thence turning and extending therefrom  $S07^{\circ}35'39.07''W$  along the common boundary of the of the southwestern right-of-way of Hard Scrabble Road and the eastern property line of the subject property, for a distance of ninety and seventy-eight hundredths (90.78) feet to a point; thence turning and extending therefrom in a southeasterly direction along the common boundary of the of the southwestern right-of-way of Hard Scrabble Road and the eastern property line of the subject property, for a distance of eight hundred fifty-three and nine hundredths (853.09) feet to intersect the southeastern property corner of the subject property; thence turning and extending therefrom  $N87^{\circ}25'59.16''W$  along the common boundary of the southern property line of the subject property and the northern property line of TMS#20500-04-09, n/f Patricia Charlotte, for a distance of fifteen and ninety-five hundredths (15.95) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of eight hundred fifty-two and ninety-six hundredths (852.96) feet to a point; thence turning and extending therefrom  $N07^{\circ}35'39.07''E$  along the subject property, for a distance of ninety and seventy-six hundredths (90.76) feet to a point; thence turning and extending therefrom  $N01^{\circ}54'59.61''W$  along the subject property, for a distance of five hundred ninety-seven and eight tenths (597.8) feet to a point; thence turning and extending therefrom  $S88^{\circ}05'00.39''W$  along the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom  $N01^{\circ}54'59.61''W$  along the subject property, for a distance of twenty-four and sixty-one hundredths (24.61) feet to a point; thence turning and extending therefrom  $N43^{\circ}36'51.62''W$  along the subject property, for a distance of fifty-two and three hundredths (52.03) feet to a point; thence turning and extending therefrom  $N82^{\circ}36'53.95''W$  along the subject property, for a chord distance of two hundred four and eighty-two hundredths (204.82) feet to a point; thence turning and extending therefrom  $N09^{\circ}01'50.33''E$  along the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of four hundred twenty-six and twenty-seven hundredths (426.27) feet to a point; thence turning and extending therefrom  $N11^{\circ}05'31.83''E$  along the subject property, for a distance of ten and six tenths (10.6) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of three hundred seven and thirty-four hundredths (307.34) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of eighty-seven and eighty-four hundredths (87.84) feet to intersect the western property line of the subject property at a point twenty and four hundredths (20.04) feet southeast of the northwestern property corner of the subject property; thence turning and extending therefrom  $N06^{\circ}52'25.55''W$  along the western property line of the subject property, for a distance of twenty and four hundredths (20.04) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawings 53A, 53B & 53C of 53, dated January 8, 2015, last revised March 29, 2018, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City File reference #250-349.

Also, this easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Hard Scrabble Road to the Lake at Lake Carolina, CIP Project #WM3635, drawing 1A, 1B & 1C of 11, dated January 8, 2015, last revised March 29, 2018, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina, under City File reference 250-351.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

TS (easement 53A, 53B & 53C of 53 & 1A, 1B & 1C of 11)



TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 19TH day of MARCH, 2019.

WITNESSES:

**RIMER POND LAND INVESTORS LLC**

W. Tennant  
(1<sup>st</sup> Witness Signature)

By: [Signature]  
(Signature)

Name: Kevin Steelman  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Title: Manager  
(Print Title)

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 19TH day of MARCH, 2019 by KEVIN STEELMAN, MANAGER of  
(Name and Title of Officer)

COLUMBIA, SC on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

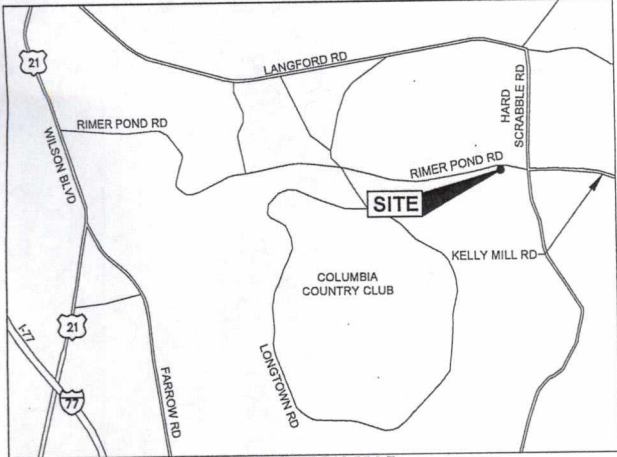
NOTARY PUBLIC FOR: SOUTH CAROLINA  
(State)

MY COMMISSION EXPIRES: 3/25/19  
(Date)



# EXHIBIT

A

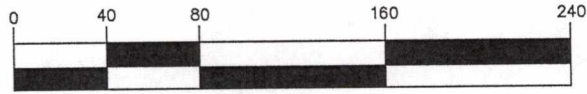


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

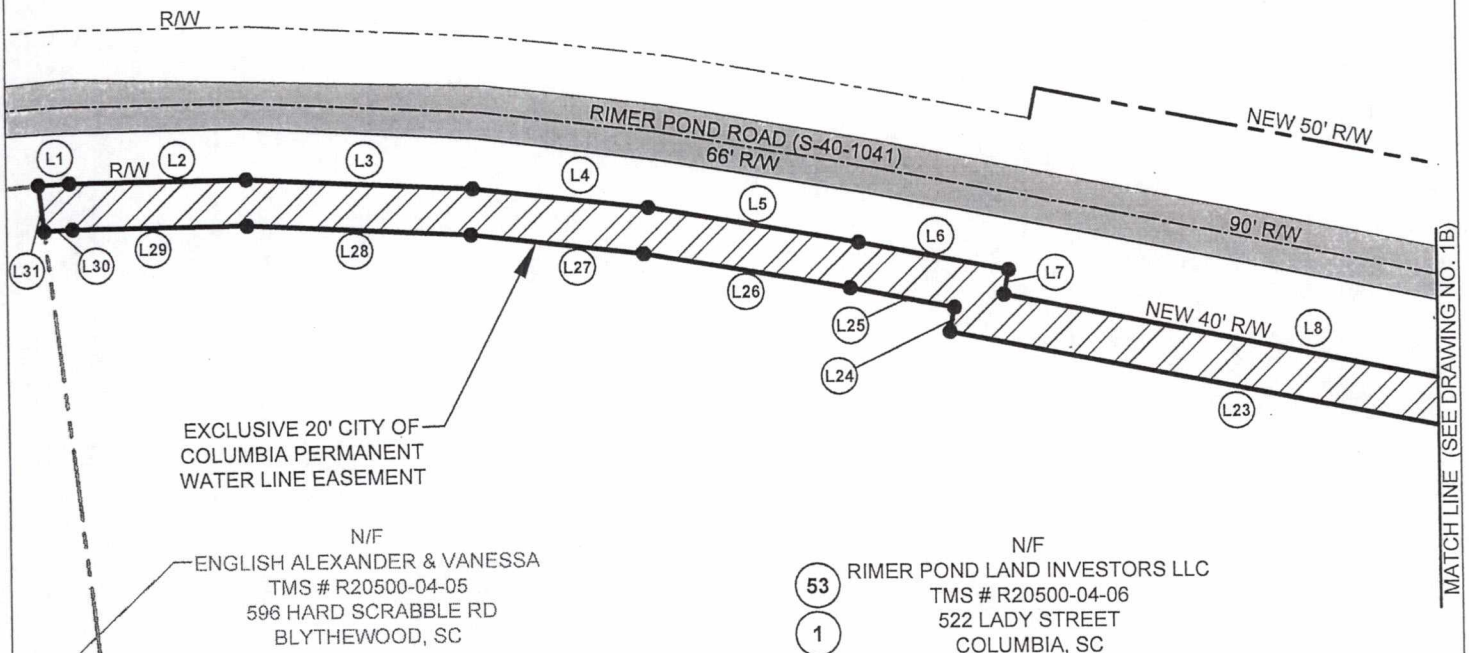
## GRAPHIC SCALE



1 inch = 80 ft.



PERMANENT EASEMENT AREA -  
1.10 ACRES



EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
ENGLISH ALEXANDER & VANESSA  
TMS # R20500-04-05  
596 HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
RIMER POND LAND INVESTORS LLC  
TMS # R20500-04-06  
522 LADY STREET  
COLUMBIA, SC

LINE #	LENGTH	DIRECTION
L1	13.63'	N87°15'36.47"E
L2	77.03'	N89°27'15.70"E
L3	97.63'	S87°05'11.30"E
L4	75.93'	S83°13'21.94"E
L5	91.64'	S80°05'19.94"E
L6	65.60'	S79°05'33.83"E
L7	10.66'	S11°05'31.83"W
L8	323.37'	S78°54'28.17"E
L9	10.00'	S09°01'50.33"W
L10	74.67'	S43°36'51.62"E
L11	625.66'	S01°54'59.61"E
L12	90.78'	S07°35'39.07"W
L13	255.29'	S25°44'36.30"E
L14	14.49'	S21°57'55.65"E
L15	15.95'	N87°25'59.16"W
L16	263.09'	N25°44'36.30"W

LINE #	LENGTH	DIRECTION
L17	90.76'	N07°35'39.07"E
L18	597.80'	N01°54'59.61"W
L19	10.00'	S88°05'00.39"W
L20	24.61'	N01°54'59.61"W
L21	52.03'	N43°36'51.62"W
L22	10.00'	N09°01'50.33"E
L23	343.37'	N78°54'28.17"W
L24	10.60'	N11°05'31.83"E
L25	45.36'	N79°05'33.83"W
L26	90.92'	N80°05'19.94"W
L27	74.71'	N83°13'21.94"W
L28	96.35'	N87°05'11.30"W
L29	76.04'	S89°27'15.70"W
L30	11.80'	S87°15'36.47"W
L31	20.04'	N06°52'25.55"W

CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	102.18'	2840.00'	S79°56'18.92"E	102.18'
C2	191.05'	2850.00'	S82°53'23.16"E	191.01'
C3	585.46'	1970.23'	S10°19'24.80"E	583.31'
C4	592.06'	1985.23'	N10°19'07.70"W	589.87'
C5	204.86'	2870.00'	N82°36'53.95"W	204.82'
C6	82.90'	2860.00'	N79°44'17.71"W	82.90'

OWNER INFORMATION:  
TMS# R20500-04-06  
RIMER POND LAND INVESTORS LLC  
522 LADY STREET  
COLUMBIA, SC 29201

CF#250-351

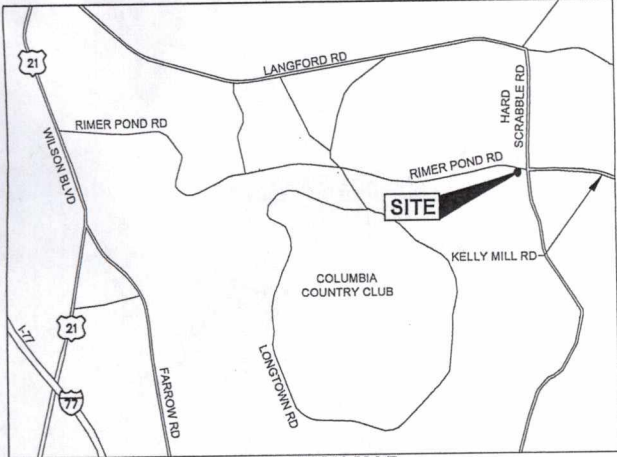
LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 03/29/18			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872			DRAWING NO. 53A OF 53 1A OF 11

# EXHIBIT

A



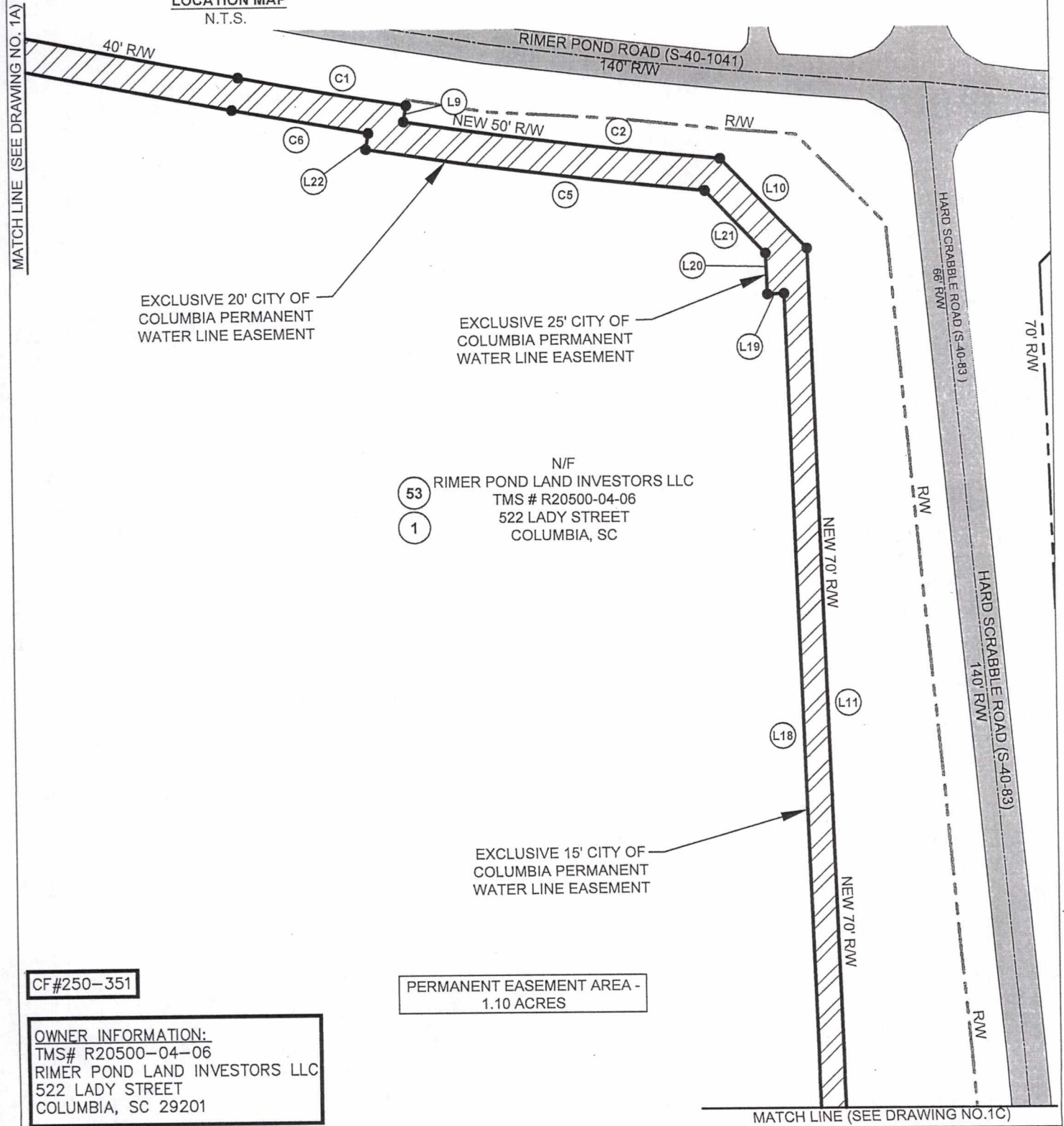
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

## GRAPHIC SCALE



1 inch = 80 ft.



CF#250-351

PERMANENT EASEMENT AREA - 1.10 ACRES

**OWNER INFORMATION:**  
 TMS# R20500-04-06  
 RIMER POND LAND INVESTORS LLC  
 522 LADY STREET  
 COLUMBIA, SC 29201

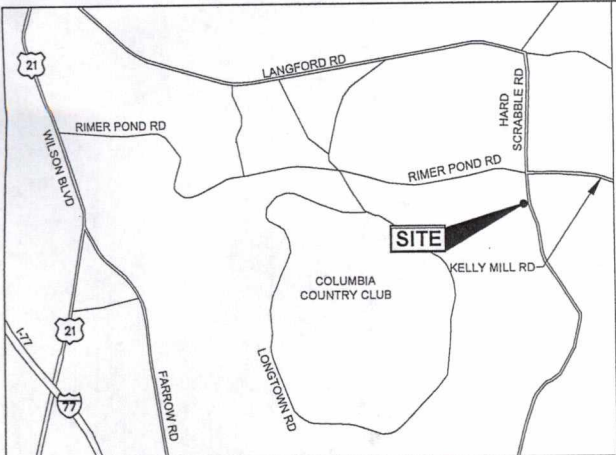
**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 03/29/18			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872			DRAWING NO. 53B OF 53 1B OF 11

# EXHIBIT

A

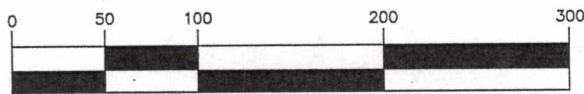


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMBER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

## GRAPHIC SCALE



1 inch = 100 ft.



**OWNER INFORMATION:**  
TMS# R20500-04-06  
RIMBER POND LAND INVESTORS LLC  
522 LADY STREET  
COLUMBIA, SC 29201

N/F  
53 RIMBER POND LAND INVESTORS LLC  
TMS # R20500-04-06  
1 522 LADY STREET  
COLUMBIA, SC 29201

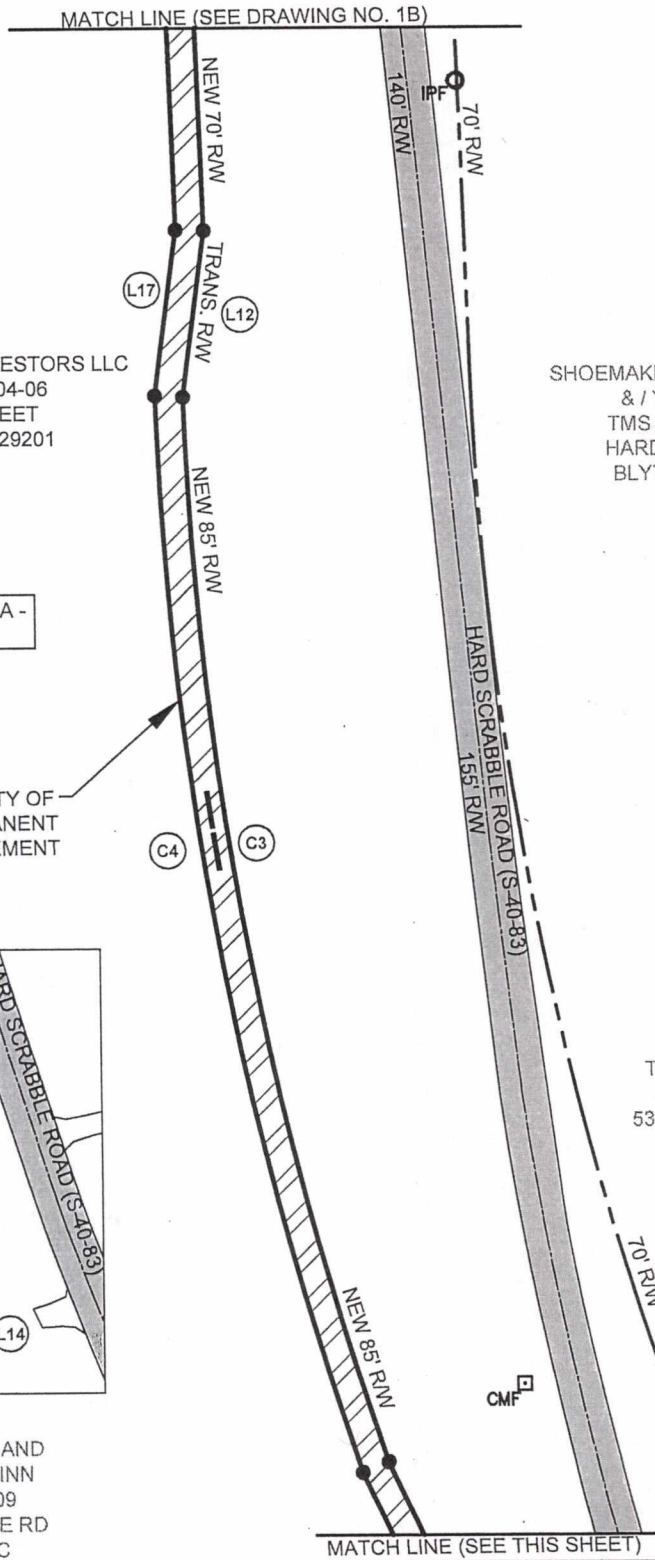
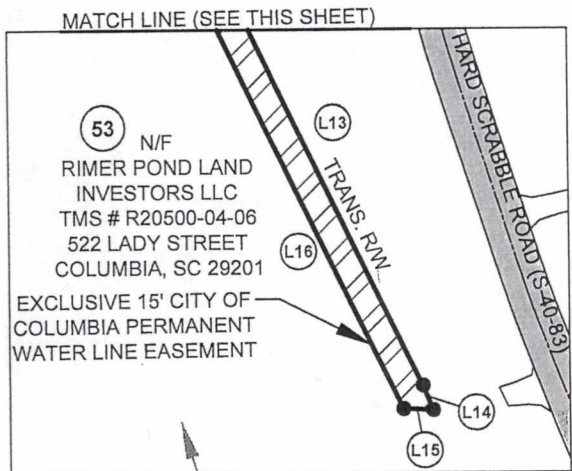
PERMANENT EASEMENT AREA -  
1.10 ACRES

EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
SHOEMAKER WILLIAM ERNEST  
& / YVONNE GAIL  
TMS # R20500-03-08  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
THOMAS KATHERINE M  
TMS # R20500-03-07  
5342 HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
CYNTHIA S. BECKER AND  
TIFFANY BECKER GINN  
TMS # R20500-04-09  
5335 HARD SCRABBLE RD  
BLYTHEWOOD, SC




CF#250-351

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - - - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 03/29/18			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMBER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872			DRAWING NO. 53C OF 53 1C OF 11

ATTORNEY CERTIFICATION

I, MICHAEL KEVIN GARLSON, an attorney licensed to practice in the State of SOUTH CAROLINA, do hereby certify that I supervised the execution of the attached Easement for a Water Main along Rimer Pond Road and Hard Scrabble Road with RIMER POND LAND INVESTORS LLC as Grantor and the City of Columbia, as Grantee, this 19TH day of MARCH, 2019.

  
State Bar or License Number 16571

#16886

STATE OF SOUTH CAROLINA )

Book 2381-1037

2019020662 03/28/2019 10:51:52.250

Easement

Fee: \$13.00

County Tax: \$0.00

State Tax: \$0.00



2019020662

John T. Hopkins II

Richland County R.O.D.

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RIMER POND LAND INVESTORS LLC (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (15' to 20' to 25'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 5339 Hard Scrabble Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-04-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2018 Edition.

A permanent, exclusive easement for a water main, variable feet in width and having the following perimeter measurements: beginning on the northwestern property corner of the subject property and extending therefrom in a northeasterly direction along the common boundary of the southeastern right-of-way of Rimer Pond Road (S-40-1041) and the northwestern property line of the subject property, for a distance of ninety and sixty-six hundredths (90.66) feet to a point; thence turning and extending therefrom in a southeasterly direction along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of three hundred thirty and eight tenths (330.8) feet to a point; thence turning and extending therefrom S11°05'31.83"W along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of ten and sixty-six hundredths (10.66) feet to a point; thence turning and extending therefrom along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of four hundred twenty-five and fifty-five hundredths (425.55) feet to a point; thence turning and extending therefrom S09°01'50.33"W along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom S82°53'23.16"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property, for a chord distance of one hundred ninety-one and one hundredth (191.01) feet to intersect the northernmost/northeastern property corner of the subject property; thence turning and extending therefrom S43°36'51.62"E along the common boundary of the southwestern right-of-way of Rimer Pond Road and the northeastern property line of the subject property and along the common boundary of the southwestern right-of-way of Hard Scrabble Road (S-40-83) and the northeastern property line of the subject property, for a distance of seventy-four and sixty-seven hundredths (74.67) feet to intersect the easternmost/northeastern property corner of the subject property; thence turning and extending therefrom S01°54'59.61"E along the common boundary of the of the southwestern right-of-way

APPROVED AS TO FORM

*[Signature]* 7-4-2018

Legal Department City of Columbia, SC

of Hard Scrabble Road and the eastern property line of the subject property, for a distance of six hundred twenty-five and sixty-six hundredths (625.66) feet to a point; thence turning and extending therefrom  $S07^{\circ}35'39.07''W$  along the common boundary of the of the southwestern right-of-way of Hard Scrabble Road and the eastern property line of the subject property, for a distance of ninety and seventy-eight hundredths (90.78) feet to a point; thence turning and extending therefrom in a southeasterly direction along the common boundary of the of the southwestern right-of-way of Hard Scrabble Road and the eastern property line of the subject property, for a distance of eight hundred fifty-three and nine hundredths (853.09) feet to intersect the southeastern property corner of the subject property; thence turning and extending therefrom  $N87^{\circ}25'59.16''W$  along the common boundary of the southern property line of the subject property and the northern property line of TMS#20500-04-09, n/f Patricia Charlotte, for a distance of fifteen and ninety-five hundredths (15.95) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of eight hundred fifty-two and ninety-six hundredths (852.96) feet to a point; thence turning and extending therefrom  $N07^{\circ}35'39.07''E$  along the subject property, for a distance of ninety and seventy-six hundredths (90.76) feet to a point; thence turning and extending therefrom  $N01^{\circ}54'59.61''W$  along the subject property, for a distance of five hundred ninety-seven and eight tenths (597.8) feet to a point; thence turning and extending therefrom  $S88^{\circ}05'00.39''W$  along the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom  $N01^{\circ}54'59.61''W$  along the subject property, for a distance of twenty-four and sixty-one hundredths (24.61) feet to a point; thence turning and extending therefrom  $N43^{\circ}36'51.62''W$  along the subject property, for a distance of fifty-two and three hundredths (52.03) feet to a point; thence turning and extending therefrom  $N82^{\circ}36'53.95''W$  along the subject property, for a chord distance of two hundred four and eighty-two hundredths (204.82) feet to a point; thence turning and extending therefrom  $N09^{\circ}01'50.33''E$  along the subject property, for a distance of ten (10) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of four hundred twenty-six and twenty-seven hundredths (426.27) feet to a point; thence turning and extending therefrom  $N11^{\circ}05'31.83''E$  along the subject property, for a distance of ten and six tenths (10.6) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of three hundred seven and thirty-four hundredths (307.34) feet to a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of eighty-seven and eighty-four hundredths (87.84) feet to intersect the western property line of the subject property at a point twenty and four hundredths (20.04) feet southeast of the northwestern property corner of the subject property; thence turning and extending therefrom  $N06^{\circ}52'25.55''W$  along the western property line of the subject property, for a distance of twenty and four hundredths (20.04) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main along Rimer Pond Road from Water Tank to Hard Scrabble Road, CIP Project #WM3872, drawings 53A, 53B & 53C of 53, dated January 8, 2015, last revised March 29, 2018, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City File reference #250-349.

Also, this easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Hard Scrabble Road to the Lake at Lake Carolina, CIP Project #WM3635, drawing 1A, 1B & 1C of 11, dated January 8, 2015, last revised March 29, 2018, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina, under City File reference 250-351.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

TS (easement 53A, 53B & 53C of 53 & 1A, 1B & 1C of 11)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 19<sup>TH</sup> day of MARCH, 2019.

WITNESSES:

**RIMER POND LAND INVESTORS LLC**

W. Tennant  
(1<sup>st</sup> Witness Signature)

By: [Signature]  
(Signature)

Name: Kevin Steelman  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Title: Manager  
(Print Title)

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 19<sup>TH</sup> day of MARCH, 2019 by KEVIN STEELMAN, MANAGER of  
(Name and Title of Officer)

COLUMBIA, SC on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SOUTH CAROLINA  
(State)

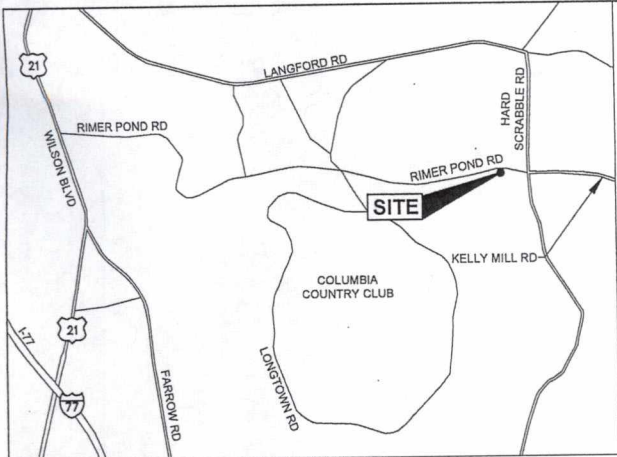
MY COMMISSION EXPIRES: 3/25/19  
(Date)





# EXHIBIT

A

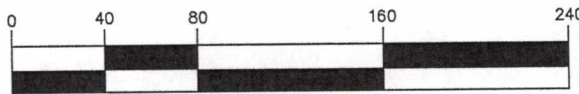


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

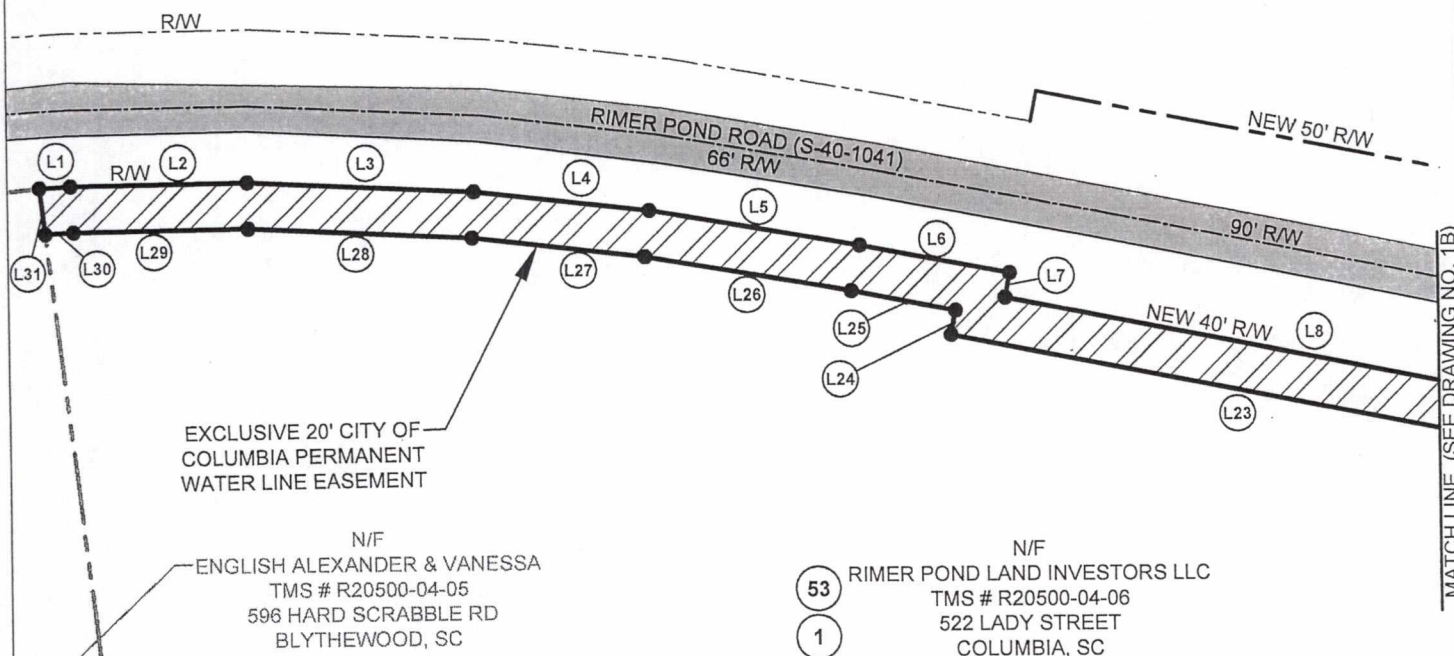
## GRAPHIC SCALE



1 inch = 80 ft.



PERMANENT EASEMENT AREA -  
1.10 ACRES



EXCLUSIVE 20' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
ENGLISH ALEXANDER & VANESSA  
TMS # R20500-04-05  
596 HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
RIMER POND LAND INVESTORS LLC  
TMS # R20500-04-06  
522 LADY STREET  
COLUMBIA, SC

LINE #	LENGTH	DIRECTION
L1	13.63'	N87°15'36.47"E
L2	77.03'	N89°27'15.70"E
L3	97.63'	S87°05'11.30"E
L4	75.93'	S83°13'21.94"E
L5	91.64'	S80°05'19.94"E
L6	65.60'	S79°05'33.83"E
L7	10.66'	S11°05'31.83"W
L8	323.37'	S78°54'28.17"E
L9	10.00'	S09°01'50.33"W
L10	74.67'	S43°36'51.62"E
L11	625.66'	S01°54'59.61"E
L12	90.78'	S07°35'39.07"W
L13	255.29'	S25°44'36.30"E
L14	14.49'	S21°57'55.65"E
L15	15.95'	N87°25'59.16"W
L16	263.09'	N25°44'36.30"W

LINE #	LENGTH	DIRECTION
L17	90.76'	N07°35'39.07"E
L18	597.80'	N01°54'59.61"W
L19	10.00'	S88°05'00.39"W
L20	24.61'	N01°54'59.61"W
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L22	10.00'	N09°01'50.33"E
L23	343.37'	N78°54'28.17"W
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OWNER INFORMATION:  
TMS# R20500-04-06  
RIMER POND LAND INVESTORS LLC  
522 LADY STREET  
COLUMBIA, SC 29201

CF#250-351

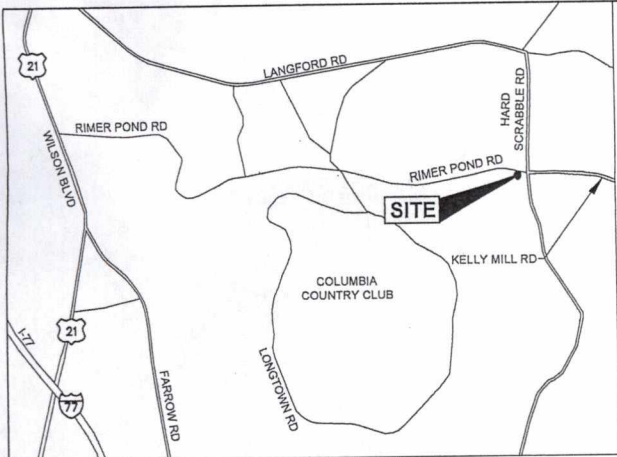
LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 03/29/18		WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872	
			DRAWING NO. 53A OF 53 1A OF 11

# EXHIBIT

A



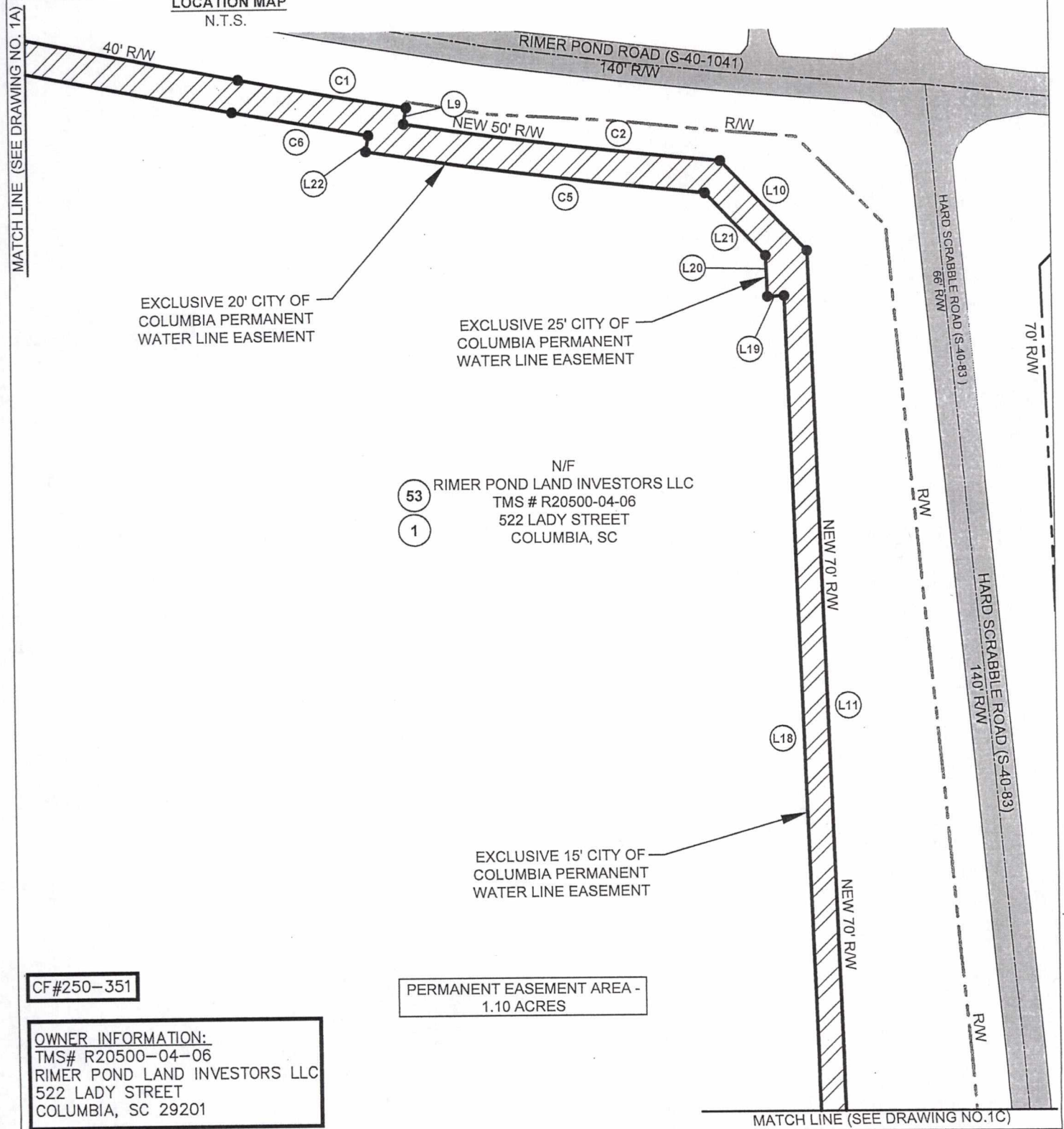
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

## GRAPHIC SCALE



1 inch = 80 ft.



CF#250-351

PERMANENT EASEMENT AREA - 1.10 ACRES

**OWNER INFORMATION:**  
TMS# R20500-04-06  
RIMER POND LAND INVESTORS LLC  
522 LADY STREET  
COLUMBIA, SC 29201

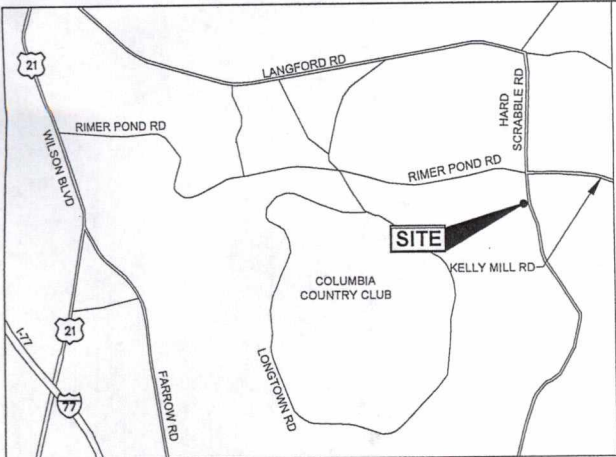
**LEGEND**

- IPF IRON PIPE (FOUND)
- CMF CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
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SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 03/29/18			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872			DRAWING NO. 53B OF 53 1B OF 11

# EXHIBIT

A

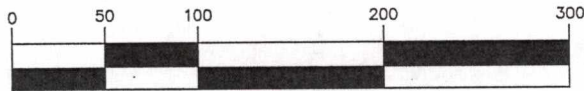


LOCATION MAP  
N.T.S.

REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2018 EDITION

## GRAPHIC SCALE



1 inch = 100 ft.



**OWNER INFORMATION:**  
TMS# R20500-04-06  
RIMER POND LAND INVESTORS LLC  
522 LADY STREET  
COLUMBIA, SC 29201

N/F  
53 RIMER POND LAND INVESTORS LLC  
TMS # R20500-04-06  
1 522 LADY STREET  
COLUMBIA, SC 29201

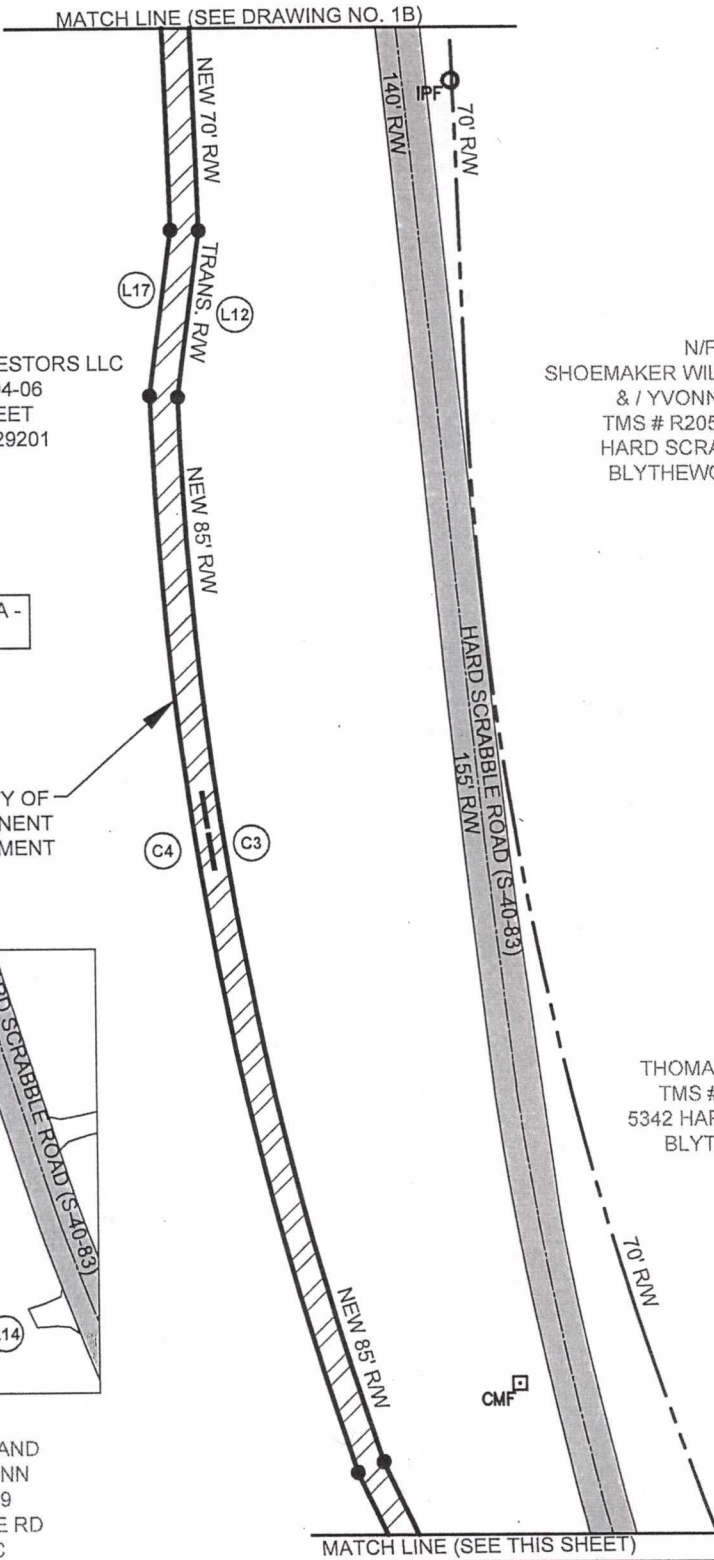
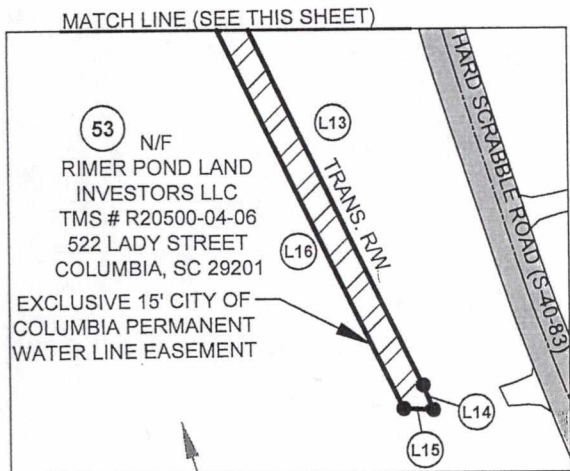
PERMANENT EASEMENT AREA -  
1.10 ACRES

EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
SHOEMAKER WILLIAM ERNEST  
& / YVONNE GAIL  
TMS # R20500-03-08  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
THOMAS KATHERINE M  
TMS # R20500-03-07  
5342 HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
CYNTHIA S. BECKER AND  
TIFFANY BECKER GINN  
TMS # R20500-04-09  
5335 HARD SCRABBLE RD  
BLYTHEWOOD, SC



CF#250-351


**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE: 03/29/18	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635 / WATER MAIN ALONG RIMER POND ROAD FROM WATER TANK TO HARD SCRABBLE ROAD; CIP PROJECT # WM3872			DRAWING NO. 53C OF 53 1C OF 11

ATTORNEY CERTIFICATION

I, MICHAEL KEVIN GARLSON, an attorney licensed to practice in the State of SOUTH CAROLINA, do hereby certify that I supervised the execution of the attached Easement for a Water Main along Rimer Pond Road and Hard Scrabble Road with RIMER POND LAND INVESTORS LLC as Grantor and the City of Columbia, as Grantee, this 19TH day of MARCH, 2019.

  
State Bar or License Number 16571

#15983

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, KATHERINE W. THOMAS (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement fifteen (15) feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, located at 5338 Hard Scrabble Road, Blythewood, SC 29016, and being further identified as a portion of Richland County tax map #20500-03-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the southwestern property corner of the subject property and extending therefrom N21°57'55.65"W along the common boundary of the northeastern right-of-way of Hard Scrabble Road (S-40-83) and the southwestern property line of the subject property, for a distance of eighty-one and twenty-four hundredths (81.24) feet to a point; thence turning and extending therefrom N69°35'34.29"E along the subject property, for a distance of fifteen and one hundredth (15.01) feet to a point; thence turning and extending therefrom S21°57'55.65"E along the subject property, for a distance of eighty-seven and sixty-seven hundredths (87.67) feet to intersect the southern property line of the subject property; thence turning and extending therefrom N87°25'59.16"W along the subject property, for a distance of sixteen and forty-nine hundredths (16.49) feet to intersect the southwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Hard Scrabble Road to the Lake at Lake Carolina, CIP Project #WM3635, drawing 2 of 11, dated January 8, 2015, last revised June 29, 2015, prepared for the City of Columbia, South Carolina by W.K. Dickson & Co., Inc., and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina, under City File reference 250-351.

A copy of said easement drawing being attached hereto and made part hereof as Exhibit "A".

**Easement Condition**

The City will video and/or take pictures of the easement area on the subject property prior to construction to ensure that any damaged shrubbery will be replaced with the same variety from nursery stock.

APPROVED AS TO FORM

*NVMG* 12/18/2015  
Legal Department City of Columbia, SC

TS (Easement 2-144)  
Book 2131-1861  
2016053403 07/22/2016 08:20:12:293  
Fee: \$0.00 County Tax: \$0.00 Easement State Tax: \$0.00  
2016053403 John T. Hopkins II Richland County R.O.D.

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's heirs, personal representatives, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor this 15<sup>th</sup> day of July, 2014.

WITNESSES:

R. B. Attkin III  
(1<sup>st</sup> Witness Signature)

Katherine Thomas  
Katherine W. Thomas

[Signature]  
(2<sup>nd</sup> Witness Signature)

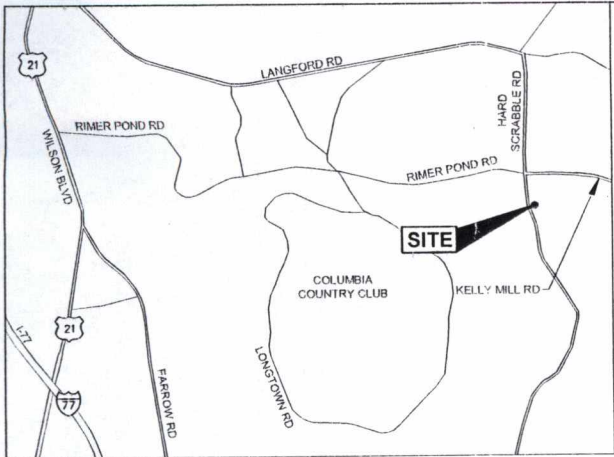
STATE OF South Carolina ) ACKNOWLEDGEMENT  
COUNTY OF Richland )

The foregoing instrument was acknowledged before me this 15 day of July, 2014 by the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)

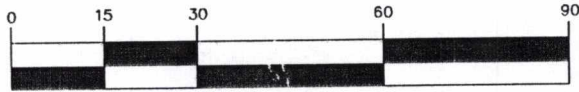


LOCATION MAP  
N.T.S.

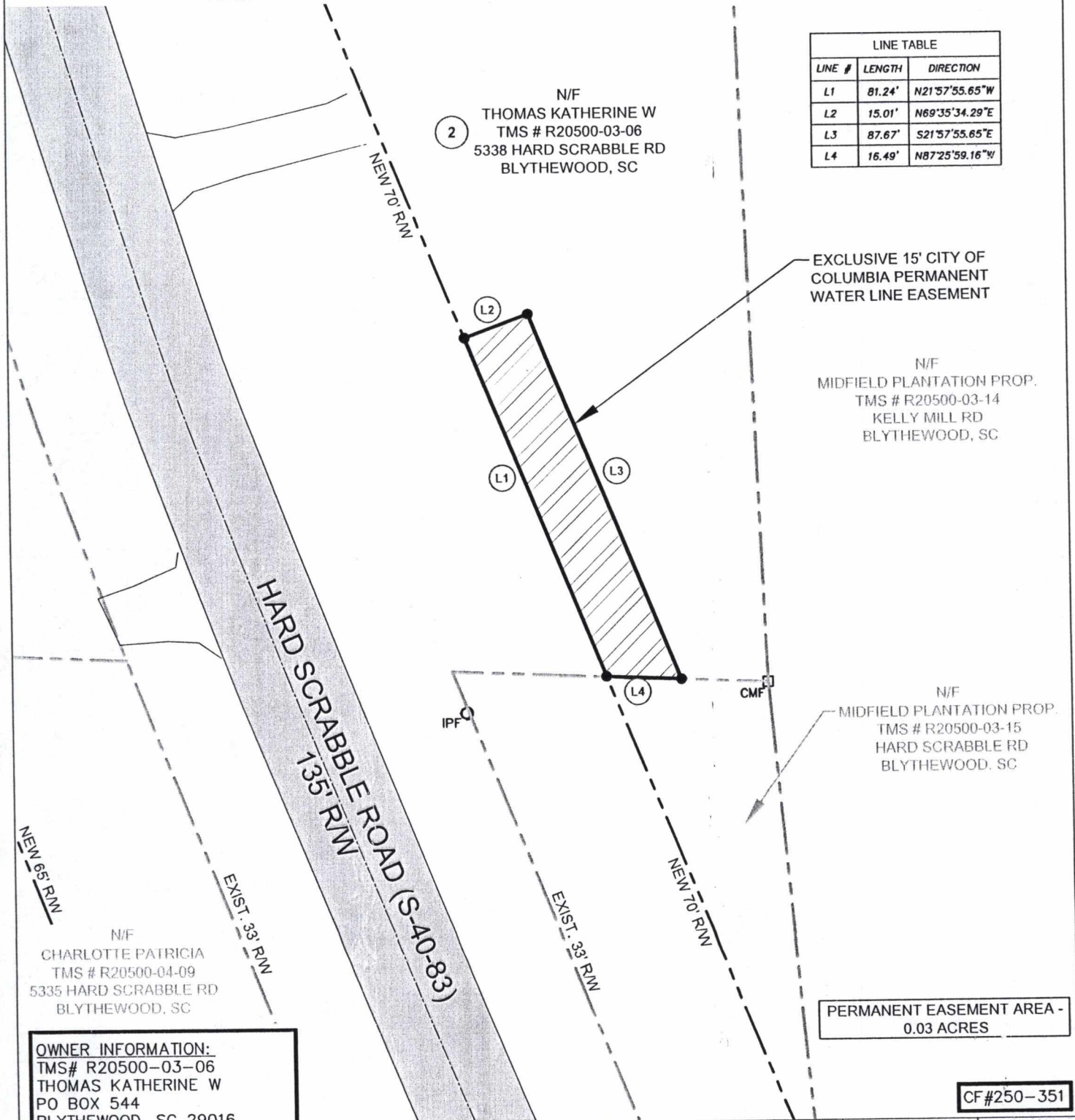
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20500; 2015 EDITION

GRAPHIC SCALE



1 inch = 30 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	81.24'	N21°57'55.65"W
L2	15.01'	N69°35'34.29"E
L3	87.67'	S21°57'55.65"E
L4	16.49'	N87°25'59.16"W

**OWNER INFORMATION:**  
TMS# R20500-03-06  
THOMAS KATHERINE W  
PO BOX 544  
BLYTHEWOOD, SC 29016

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

CF#250-351

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE:	1" = 30'	APPROVED BY:	DRAWN BY: KEU
DATE:	01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH
REVISION DATE:	06/29/15		DRAWING NO.
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			2 OF 11

ATTORNEY CERTIFICATION

I, Darrah M. Thye, an attorney licensed to practice  
in the State of SC do  
hereby certify that I supervised the execution of the attached Easement - Water  
Main Along Hard Scrabble Road to the lake at Lake Carolina, 2 of 11 with  
Katherine W. Thomas as Grantor and the City of Columbia, as Grantee  
this 15<sup>th</sup> day of July, 2014.

Darrah M. Thye  
State Bar Number: 116607

\* She spoke w/ "Deborah" @ Bank to get  
okay. "Deborah" said Bank was  
satisfied. all good.  
Dt



115735

STATE OF SOUTH CAROLINA )

EASEMENT

COUNTY OF RICHLAND )

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **COLUMBIA 184, LLC** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **fifteen (15) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **water main** and with the right to remove shrubbery, trees and other growth from the easement and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns (except as otherwise stated herein) or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, portion located on the east side of Hard Scrabble Road, Blythewood, SC 29016, and being further identified as the portion of Richland County tax map #20400-01-13, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

(I)

A permanent, exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the common boundary of the northwestern property corner of the subject property and the "new 75' R/W of the northeastern right-of-way of Hard Scrabble Road" and extending therefrom in a southeasterly direction along the common boundary of the northeastern right-of-way of Hard Scrabble Road (S-40-83) and the southwestern property line of the subject property, for a distance of three thousand eighty-three and fourteen hundredths (3,083.14) feet to intersect the northeastern right-of-way of "Relocated Bud Keef Road"; thence turning and extending therefrom in a southeasterly direction along the northeastern right-of-way of "Relocated Bud Keef Road", for a distance of twenty-six and twelve hundredths (26.12) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of three thousand one hundred three and twenty-seven hundredths (3,103.27) feet to intersect the common boundary of the northwestern property line of the subject property and the westernmost/southeastern property line of TMS#20500-03-14, n/f Midfield Plantation Properties & Venlo Properties, LLC at a point located fifteen and three hundredths (15.03) feet northeast of the northwestern property corner of the subject property; thence turning and extending therefrom in a southwesterly direction along the common boundary of the northwestern property line of the subject property and the westernmost/southeastern property line of TMS#20500-03-14, for a distance of fifteen and three hundredths (15.03) feet to intersect the northwestern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

(II)

A permanent, exclusive easement for a water main, fifteen (15) feet in width and having the following perimeter measurements: beginning on the southernmost property corner of the subject property and the western boundary of TMS#23200-01-20, n/f Landtech Columbia, LLC and extending therefrom in a northwesterly direction along the common boundary of the northeastern right-of-way of Hard Scrabble Road (S-40-83) and the southwestern property line of the subject property, for a distance of four hundred eighty-six and forty-two hundredths (486.42) feet to

APPROVED AS TO FORM

NRA 10.26.15  
 Legal Department City of Columbia, SC



Book 2072-825  
 2015085278 11/23/2015 16:19:21:650  
 Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00  
 Easement

intersect the southeastern right-of-way of "Relocated Bud Keef Road"; thence turning and extending therefrom in a northeasterly direction along the southeastern right-of-way of "Relocated Bud Keef Road", for a distance of twenty-five and ninety-two hundredths (25.92) feet to a point; thence turning and extending therefrom in a southeasterly direction along the subject property, for a distance of five hundred eleven and fifty-eight hundredths (511.58) feet to intersect the southernmost property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Water Main Extension along Hard Scrabble Road to the Lake at Lake Carolina, CIP Project #WM3635, drawing 5A, 5B, 5C and 5D of 11, dated January 8, 2015, last revised August 24, 2015, prepared by W.K. Dickson & Co., Inc., prepared for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina, under City File reference 250-351.

Copies of said easement drawings being attached hereto and made part hereof as Exhibit "A".

#### CONDITIONS:

1. The number of fire hydrants and the general locations of where fire hydrants are to be installed shall be in accordance with the construction plans for this project.
2. The Grantor reserves unto itself, its successors and assigns, successors in title, assignees, invitees, lessees, guests, customers, and anyone to whom Grantor may lease all or a portion of the property over which the aforesaid easement is granted the right of access, and the right to landscape (ornamental shrubbery only, no trees), pave, fence (no masonry or concrete footings), park (no commercial weight vehicles), and otherwise use the easement area in any manner that does not materially and adversely affect the water main and/or easement granted hereunder.
3. Public records indicate that existing Bud Keef Road has never been conveyed to Richland County, but it is recognized by Richland County as a "County Maintained Road" in which Richland County claims a prescriptive easement for maintenance purposes along existing Bud Keef Road. The City shall apply for an encroachment permit from Richland County in addition to obtaining this easement.
4. Notwithstanding anything to the contrary contained here, Grantor does not believe it has fee simple ownership of that portion of Bud Keef Road located on or adjacent to the Subject Property, but in the event Grantor does have an interest (fee simple or otherwise), Grantor hereby grants an exclusive water line easement across the portion of Bud Keef Road more fully shown on Exhibit "A" attached hereto. Grantor makes no warranty of title regarding such grant or conveyance.
5. The City of Columbia, at its sole cost and expense, shall tap the water main and extend a water main across Hard Scrabble Road to the property boundary of the subject property, without imposing any additional charges for boring, trenching or other similar activities necessary to extend service to that portion of the subject property currently owned by Grantor lying to the west of Hard Scrabble Road.

TS (easement 5A, 5B, 5C & 5D of 11)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against no one else.

WITNESS the hand and seal of the Grantor by the undersigned this 10 day of November, 2015

WITNESSES:

COLUMBIA 184, LLC

[Signature]  
(1<sup>st</sup> Witness Signature)

By: [Signature]  
(Signature)

Name: Ralph W. Barber III  
(Print Name)

[Signature]  
(2<sup>nd</sup> Witness Signature)

Title: Authorized Member  
(Print Title)

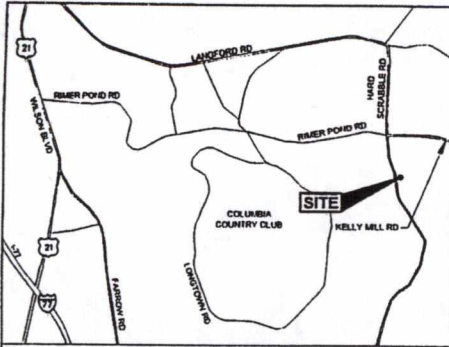
STATE OF South Carolina )  
COUNTY OF Richland ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10 day of November 2015 by Ralph W. Barber III, Authorized Member of Columbia 184 LLC on behalf of the within-named Grantor.  
(Name and Title of Officer)

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: South Carolina  
(State)

MY COMMISSION EXPIRES: 2-3-2019  
(Date)



**REFERENCES:**

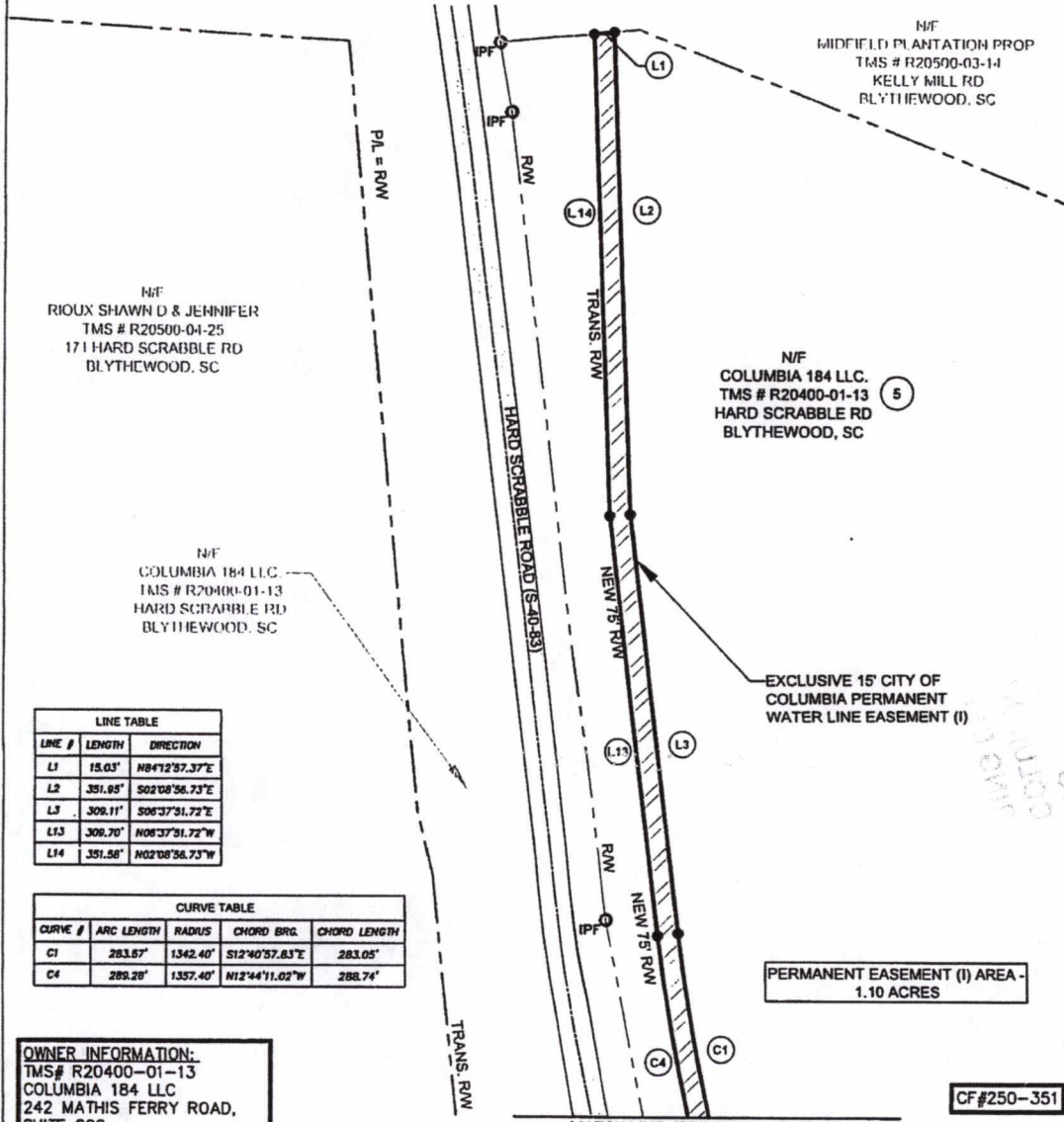
1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20400; 2015 EDITION

**EXHIBIT A**

**GRAPHIC SCALE**



1 inch = 100 ft.



LINE #	LENGTH	DIRECTION
L1	15.03'	N84°12'57.37"E
L2	351.85'	S02°08'56.73"E
L3	309.11'	S08°37'51.72"E
L13	309.70'	N08°37'51.72"W
L14	351.58'	N02°08'56.73"W

CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	283.67'	1342.40'	S12°40'57.83"E	283.05'
C4	289.28'	1357.40'	N12°44'11.02"W	288.74'

**OWNER INFORMATION:**  
 TMS # R20400-01-13  
 COLUMBIA 184 LLC  
 242 MATHIS FERRY ROAD,  
 SUITE 200  
 MOUNT PLEASANT, SC 29464

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

CF#250-351

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 08/24/15			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 5A OF 11

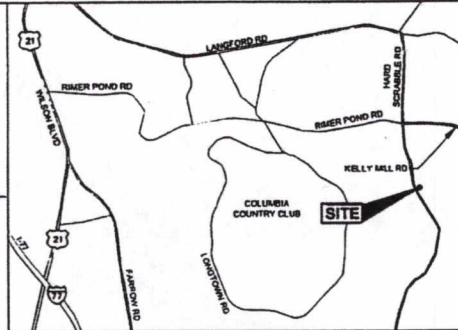
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20400; 2015 EDITION

GRAPHIC SCALE



1 inch = 100 ft.



LOCATION MAP  
N.T.S.

**OWNER INFORMATION:**  
TMS# R20400-01-13  
COLUMBIA 184 LLC  
242 MATHIS FERRY ROAD,  
SUITE 200  
MOUNT PLEASANT, SC 29464

N/F  
RIOUX SHAWN D & JENNIFER  
TMS # R20500-04-25  
171 HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
CITY OF COLUMBIA  
TMS # R20500-04-26  
PO BOX 147  
COLUMBIA, SC

N/F  
GAINES RUDOLPH & ELOISE  
TMS # R20500-04-10  
125 ADAMS POND RD  
BLYTHEWOOD, SC

N/F  
COLUMBIA 184 LLC  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
COLUMBIA 184 LLC.  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	84.05'	S37°55'30.14"E
L5	192.56'	S19°44'23.84"E
L6	711.08'	S33°25'36.21"E
L10	710.89'	N33°25'36.21"W
L11	191.54'	N19°44'23.84"W
L12	83.64'	N37°55'30.14"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	283.57'	1342.40'	S12°40'57.83"E	283.05'
C2	72.47'	1347.40'	S31°33'29.53"E	72.48'
C3	76.11'	1367.40'	N31°30'15.45"W	76.10'
C4	288.28'	1357.40'	N12°44'11.02"W	288.74'

PERMANENT EASEMENT (I) AREA -  
1.10 ACRES

CF#250-351

- LEGEND**
- IPF ○ IRON PIPE (FOUND)
  - CMF □ CON. MONUMENT FOUND
  - CALCULATED POINT
  - PROPERTY LINE
  - ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
  - ▨ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE: 08/24/15			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 5B OF 11

MATCH LINE (SEE DRAWING NO. 5C)

**EXHIBIT A**

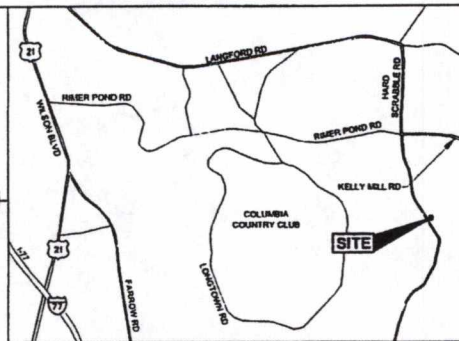
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20400; 2015 EDITION

**GRAPHIC SCALE**



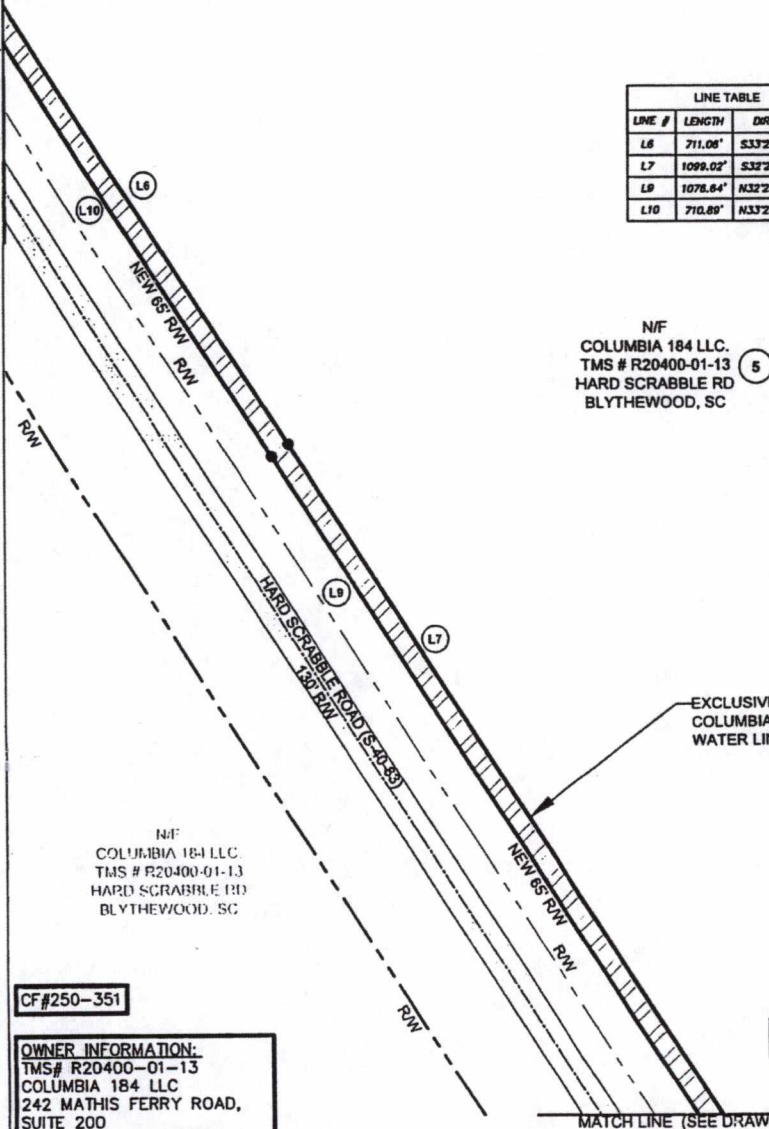
1 inch = 100 ft.



LOCATION MAP  
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	711.08'	S33°25'56.21"E
L7	1099.02'	S32°25'51.19"E
L8	1078.64'	N32°25'56.21"W
L10	710.89'	N33°25'56.21"W

MATCH LINE (SEE DRAWING NO. 5B)



N/F  
COLUMBIA 184 LLC.  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
COLUMBIA 184 LLC.  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

CF#250-351

**OWNER INFORMATION:**  
TMS# R20400-01-13  
COLUMBIA 184 LLC  
242 MATHIS FERRY ROAD,  
SUITE 200  
MOUNT PLEASANT, SC 29464

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

PERMANENT EASEMENT (I) AREA -  
1.10 ACRES

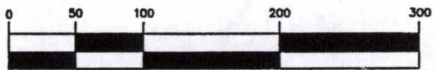
MATCH LINE (SEE DRAWING NO. 5D)

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE: 08/24/15		PREPARED BY: W.K. DICKSON & CO., INC.	
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 5C OF 11

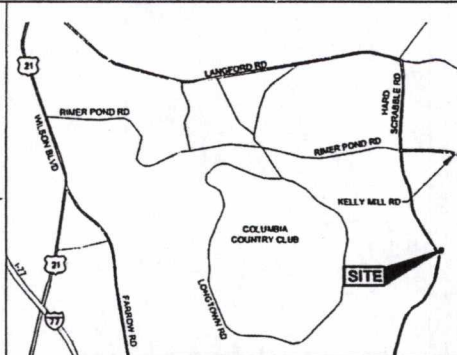
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R20400; 2015 EDITION

GRAPHIC SCALE

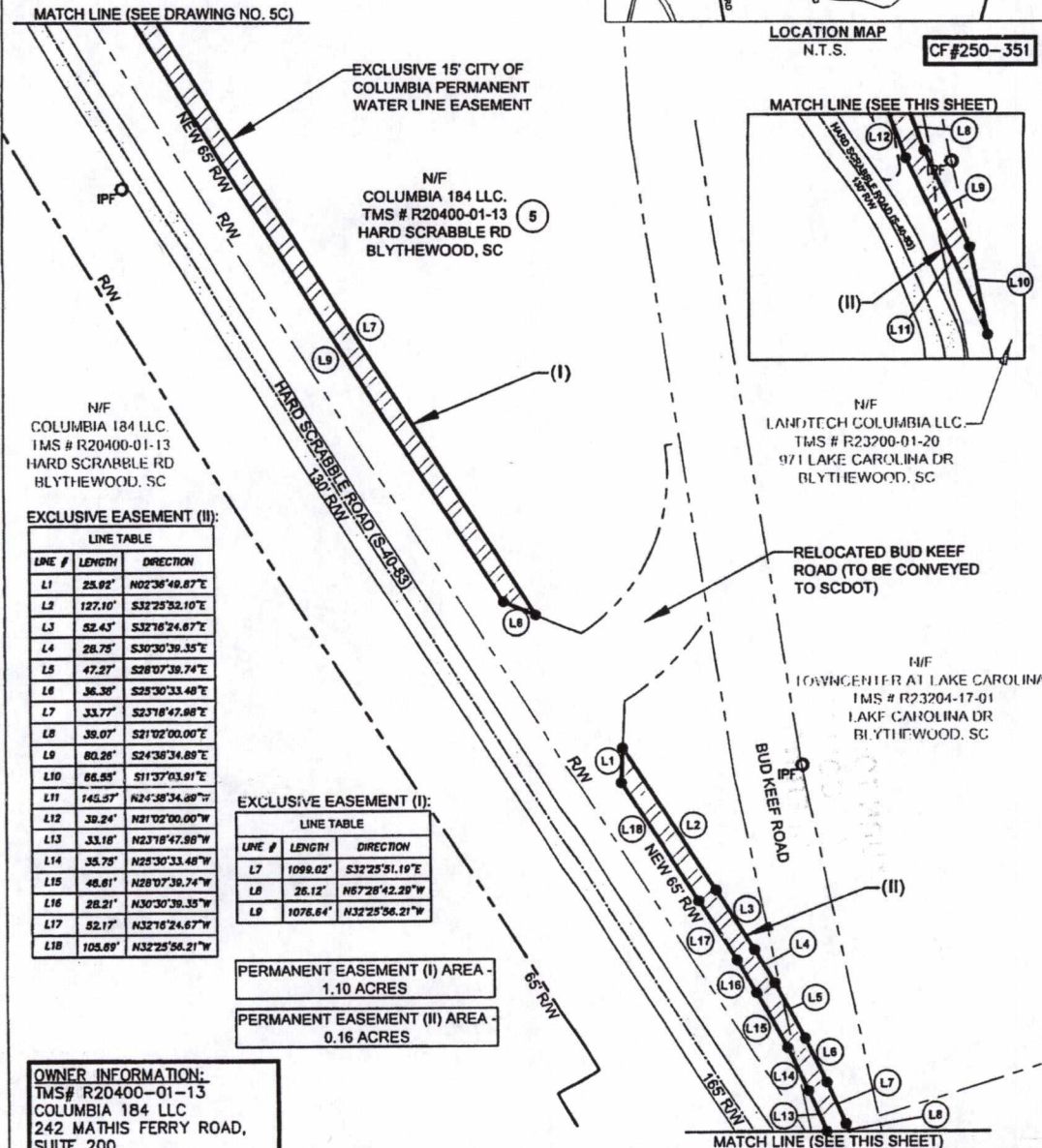


1 inch = 100 ft.



LOCATION MAP  
N.T.S.

CF#250-351



EXCLUSIVE EASEMENT (II):

LINE #	LENGTH	DIRECTION
L1	25.92'	N02°36'48.87"E
L2	127.10'	S32°25'32.10"E
L3	52.43'	S32°16'24.87"E
L4	28.75'	S30°30'39.35"E
L5	47.27'	S28°07'39.74"E
L6	36.38'	S25°30'33.48"E
L7	33.77'	S23°18'47.88"E
L8	38.07'	S21°02'00.00"E
L9	80.26'	S24°38'34.89"E
L10	66.55'	S11°37'03.91"E
L11	145.57'	N24°38'34.89"W
L12	39.24'	N21°02'00.00"W
L13	33.18'	N23°18'47.88"W
L14	35.75'	N25°30'33.48"W
L15	48.81'	N28°07'39.74"W
L16	28.21'	N30°30'39.35"W
L17	52.17'	N32°16'24.87"W
L18	105.89'	N32°25'56.21"W

EXCLUSIVE EASEMENT (I):

LINE #	LENGTH	DIRECTION
L7	1098.02'	S32°25'51.19"E
L8	26.12'	N67°28'42.29"W
L9	1076.84'	N32°25'56.21"W

PERMANENT EASEMENT (I) AREA - 1.10 ACRES

PERMANENT EASEMENT (II) AREA - 0.16 ACRES

**OWNER INFORMATION:**  
TMS# R20400-01-13  
COLUMBIA 184 LLC  
242 MATHIS FERRY ROAD,  
SUITE 200  
MOUNT PLEASANT, SC 29464

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15		CKD. SMH	
REVISION DATE: 08/24/15	PREPARED BY: W.K. DICKSON & CO., INC.		
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 5D OF 11

ATTORNEY CERTIFICATION

I, Louis T. Rince Jr, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Easement - Water Main Extension - Hard Scrabble Road to Lake Carolina with Columbia 184, LLC as Grantor and the City of Columbia, as Grantee this 10 day of November, 2015

*Louis T. Rince Jr*  
State Bar Number: 65121

ENGINEER  
CITY OF C  
RECEIVED



Book 2381-1099

2019020674 03/28/2019 10:51:53:910

Easement

Fee: \$14.00 County Tax: \$0.00

State Tax: \$0.00



2019020674

John T. Hopkins II

Richland County R.O.D.

# 16870

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND )

EASEMENT

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Landtech Columbia, LLC (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, permanent, exclusive easements (I) variable (0.0' to 20.63') feet in width and (II) variable (15.55' to 23.57') feet in width and (III) variable (15' to 15.14') feet in width together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, located along the E/S Hard Scrabble Road (S-40-83), also being portion of Common Area at and near Entrance of Lake Carolina Subdivision, Columbia, South Carolina 29229, and being further identified as a portion of Richland County tax map number 23200-01-20, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

(I) A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said easement beginning at a point located on the common boundary of the eastern property line of Richland County TMS#20400-01-13, n/f Columbia 184, LLC (also being the eastern right-of-way of Bud Keefe Road) and the western property line of the subject parcel, approximately fifty-two (52) feet north of the southernmost property corner of said TMS#20400-01-13; thence extending therefrom S24°38'34.89"E along the subject property, for a distance of sixty-six and fifty-five hundredths (66.55) feet; thence turning and extending therefrom S11°37'03.91"E along the subject property, for a distance of fifty-one and sixty-six hundredths (51.66) feet; thence turning and extending therefrom S11°52'42.09"W along the subject property, for a distance of eighty-eight and ninety-three hundredths (88.93) feet; thence turning and extending therefrom S05°26'16.19"W in a curvilinear arc along the subject property, for a chord distance of two hundred fifty-two and twenty-eight hundredths (252.28) feet; thence turning and extending therefrom S12°04'22.36"W along the subject property, for a distance of one hundred six and thirty-four hundredths (106.34) feet to intersect the new common boundary of the southwestern property line of the subject property and the northern right-of-way of Lake Carolina Blvd; thence turning and extending therefrom N36°22'06.32"W along the new common boundary of the southwestern property line of the subject property and the northeastern right-of-way of Lake Carolina Blvd., for a distance of twenty and sixty-three hundredths (20.63) feet; thence turning and extending therefrom N12°19'27.88"E along the new common boundary of

the western property line of the subject property and the eastern right-of-way of Hard Scrabble Road, for a distance of one hundred thirteen and eighty-nine hundredths (113.89) feet; thence turning and extending therefrom  $N04^{\circ}45'17.12''E$  in a curvilinear arc along the new common boundary of the western property line of the subject property and the eastern right-of-way of Hard Scrabble Road, for a chord distance of two hundred twenty-nine and twenty-eight hundredths (229.28) feet; thence turning and extending therefrom  $N11^{\circ}52'42.09''E$  along the common boundary of the western property line of the subject property and the eastern right-of-way of Hard Scrabble Road, for a distance of eighty-seven and seventy-one hundredths (87.71) feet; thence turning and extending therefrom  $N11^{\circ}37'03.91''W$  along the western property line of the subject property and the eastern property line of said TMS#20400-01-13, for a distance of one hundred thirteen and thirty-nine hundredths (113.39) feet to a point located on the common boundary of the eastern property line of said TMS#20400-01-13 (also being the eastern right-of-way of Bud Keefe Road) and the western property line of the subject parcel, approximately fifty-two (52) feet north of the southernmost property corner of said TMS#20400-01-13, also being the point of beginning; thence terminating.

(II) A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said variable width easement beginning at the new common boundary of the southwestern property corner of the subject property, southeastern right-of-way of Hard Scrabble Road and the northwestern property corner of TMS#23203-10-20, n/f Lake Carolina Development, Inc.; thence extending therefrom  $N12^{\circ}04'22.36''E$  along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of fifty-two and eighty-three hundredths (52.83) feet; thence turning and extending therefrom  $N16^{\circ}08'34.71''E$  along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of forty-four and fifty-two hundredths (44.52) feet to intersect the new common boundary of the northwestern property corner of the subject property and southeastern right-of-way of Lake Carolina Blvd.; thence turning and extending therefrom  $N55^{\circ}39'50.36''E$  along the new common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Lake Carolina Blvd., for a distance of twenty-three and fifty-seven hundredths (23.57) feet; thence turning and extending therefrom  $S16^{\circ}08'34.71''W$  along the subject property, for a distance of sixty-two and seventeen hundredths (62.17) feet; thence turning and extending therefrom  $S12^{\circ}04'22.36''E$  along the subject property, for a distance of fifty-six and thirty-eight hundredths (56.38) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom  $N62^{\circ}42'20.61''W$  along the southwestern property line of the subject property, for a distance of fifteen and fifty-five hundredths (15.55) feet to intersect the new common boundary of the southwestern property corner of the subject property, southeastern right-of-way of Hard Scrabble Road and the northwestern property corner of said TMS#23203-10-20, also being the point of beginning; thence terminating.

(III) A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said variable width easement beginning at

the new common boundary of the southwestern property corner of the subject property, the southeastern right-of-way of Hard Scrabble Road and the northwestern property corner of Richland County TMS#23200-01-22, n/f Lake Carolina Development, Inc.; thence extending therefrom N27°07'16.03"E along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of six hundred twenty-nine and twenty-seven hundredths (629.27) feet; thence turning and extending therefrom N24°05'42.93"E in a curvilinear arc along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a chord distance of one hundred fifty-seven and eighty-two hundredths (157.82) feet; thence turning and extending therefrom N21°04'09.84"E along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of ninety-two and sixty-two hundredths (92.62) feet to intersect the new common boundary of the northwestern property corner of the subject property and the southwestern property corner of Richland County TMS#23203-10-23, n/f Lake Carolina Development, Inc.; thence turning and extending therefrom S76°38'16.53"E along the northeastern property line of the subject property, for a distance of fifteen and fourteen hundredths (15.14) feet; thence turning and extending therefrom S21°04'09.84"W along the subject property, for a distance of ninety-four and sixty-five hundredths (94.65) feet; thence turning and extending therefrom S24°05'42.93"W in a curvilinear arc along the subject property, for a chord distance of one hundred fifty-seven and eighty-two hundredths (157.82) feet; thence turning and extending therefrom S27°07'16.03"W along the subject property, for a distance of six hundred twenty-nine and twenty-seven hundredths (629.27) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N62°52'43.97"W along the southwestern property line of the subject property, for a distance of fifteen (15) feet to intersect the new common boundary of the southwestern property corner of the subject property, the southeastern right-of-way of Hard Scrabble Road and the northwestern property corner of said TMS#23200-01-22, also being the point of beginning; thence terminating.

Be all measurements a little more or less.

These easements being more clearly shown and delineated on easement drawings for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawings 6A, 6B and 6C of 11, dated January 8, 2015, prepared by WK Dickson & Co., Inc., for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-351.

Copies of said easement drawings being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof through the Grantor or Grantor's successors or assigns.

WITNESS the hand and seal of the Grantor by the undersigned this 15th day of February, 2019.

WITNESSES:

[Signature]  
(1<sup>st</sup> witness)  
[Signature]  
(2<sup>nd</sup> witness)

LANDTECH COLUMBIA, LLC

By: [Signature]  
(Signature)  
Name: C. DAVID TUTTLE  
(Print Name)  
Title: Authorized Agent  
(Print Title)

STATE OF SC  
COUNTY OF Richland

ACKNOWLEDGEMENT

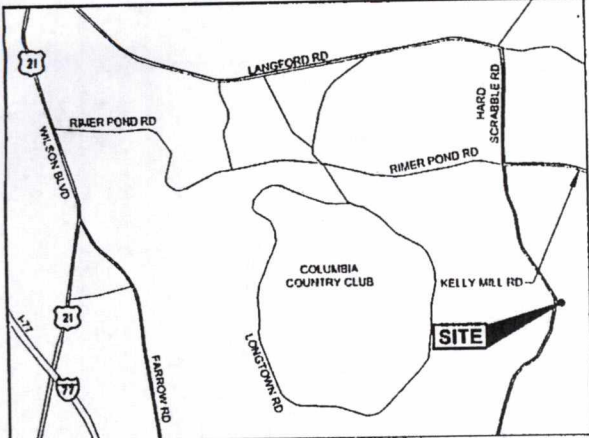
The foregoing instrument was acknowledged before me this 15th day of Feb, 2019 by C. DAVID TUTTLE, Authorized of Columbia, SC  
Name & Title of Officer: Signor City & State

on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)  
NOTARY PUBLIC FOR: SC  
(State)  
MY COMMISSION EXPIRES: 02-27-24  
(Date)



APPROVED BY  
CITY OF COLUMBIA  
LEGAL DEPT.  
D. Amst 1/13/15



REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23200; 2015 EDITION

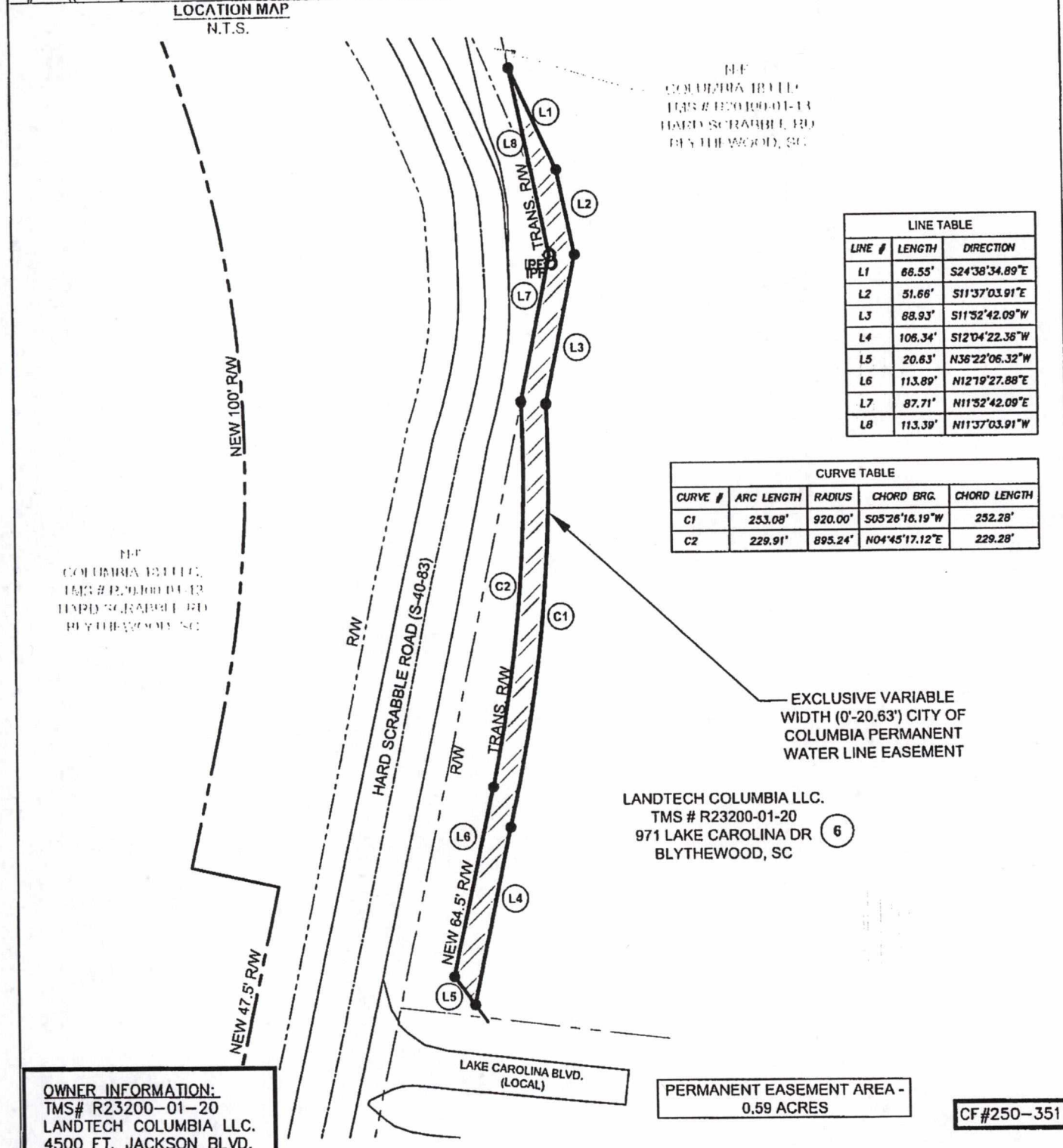
GRAPHIC SCALE



1 inch = 80 ft.



LOCATION MAP  
N.T.S.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	66.55'	S24°38'34.89"E
L2	51.66'	S11°37'03.91"E
L3	88.93'	S11°52'42.09"W
L4	106.34'	S12°04'22.36"W
L5	20.63'	N36°22'06.32"W
L6	113.89'	N12°19'27.88"E
L7	87.71'	N11°52'42.09"E
L8	113.39'	N11°37'03.91"W

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	253.08'	920.00'	S05°26'16.19"W	252.28'
C2	229.91'	895.24'	N04°45'17.12"E	229.28'

LANDTECH COLUMBIA LLC.  
TMS # R23200-01-20  
971 LAKE CAROLINA DR  
BLYTHEWOOD, SC

EXCLUSIVE VARIABLE  
WIDTH (0'-20.63') CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

PERMANENT EASEMENT AREA -  
0.59 ACRES

CF#250-351

**OWNER INFORMATION:**  
TMS# R23200-01-20  
LANDTECH COLUMBIA LLC.  
4500 FT. JACKSON BLVD.  
COLUMBIA, SC 29201

LEGEND

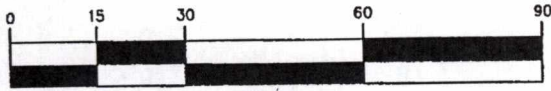
- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▩ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:		DRAWING NO. 6A OF 11	
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			

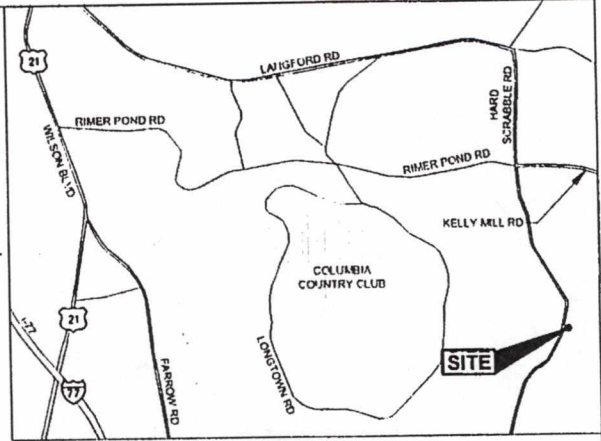
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23200; 2015 EDITION

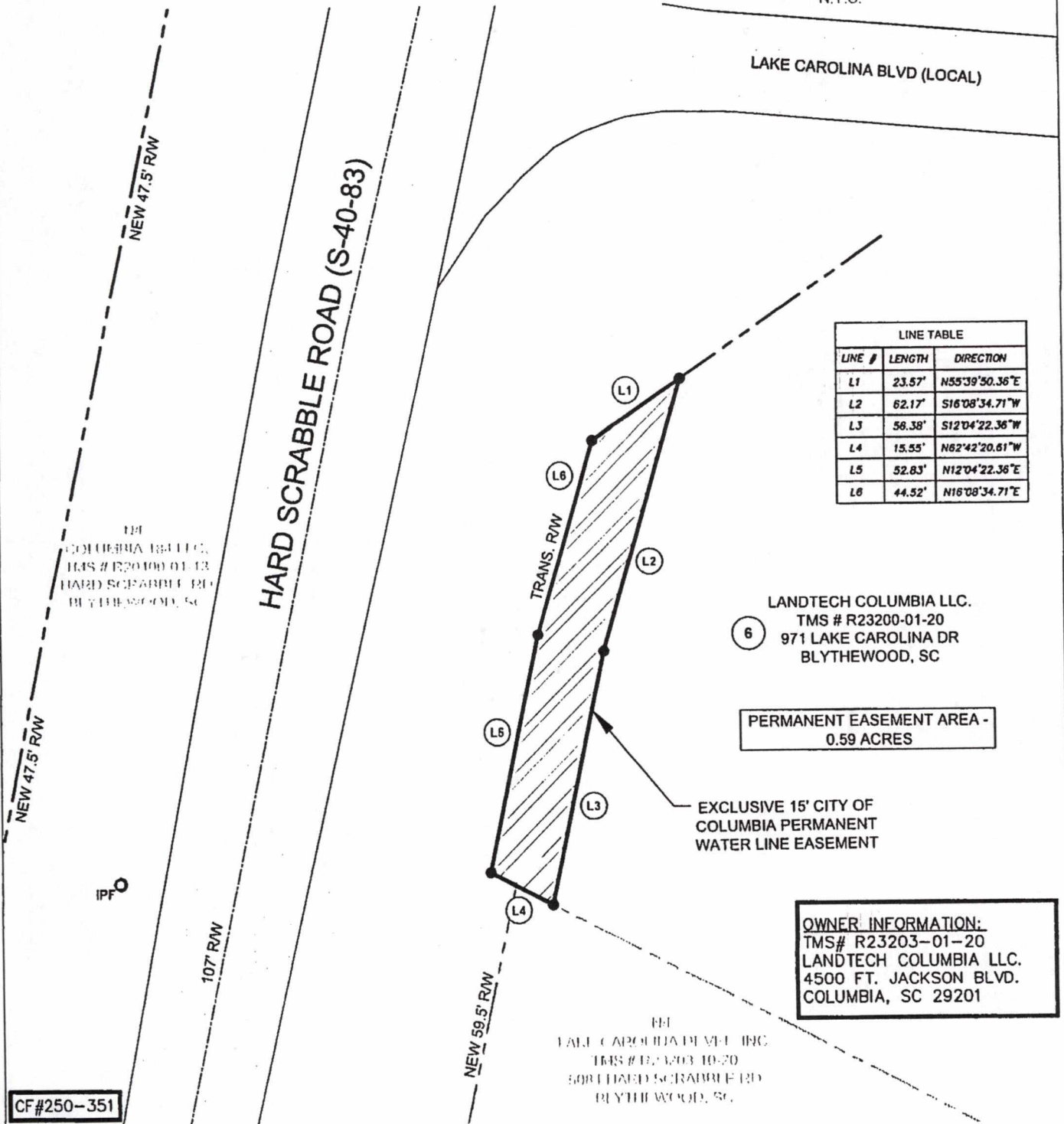
**GRAPHIC SCALE**



1 inch = 30 ft.



**LOCATION MAP**  
N.T.S.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.57'	N55°39'50.36"E
L2	62.17'	S16°08'34.71"W
L3	58.38'	S12°04'22.36"W
L4	15.55'	N82°42'20.61"W
L5	52.83'	N12°04'22.36"E
L6	44.52'	N16°08'34.71"E

**LEGEND**

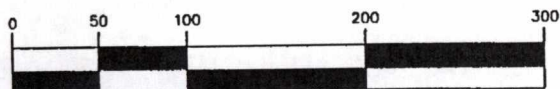
- IRON PIPE (FOUND)
- CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	<b>PREPARED BY:</b> W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARDCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 6B OF 11

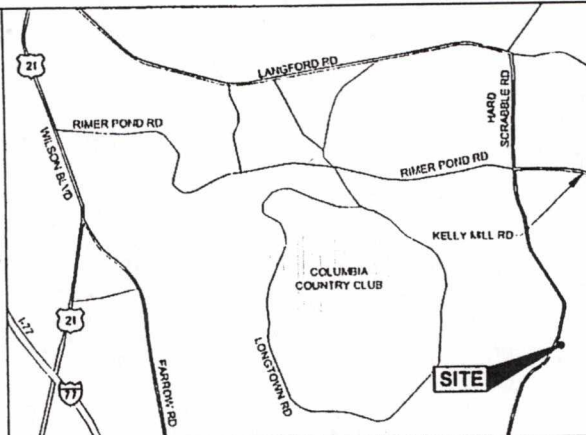
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23200; 2015 EDITION

**GRAPHIC SCALE**



1 inch = 100 ft.



LOCATION MAP  
N.T.S.

**OWNER INFORMATION:**  
TMS# R23200-01-20  
LANDTECH COLUMBIA LLC.  
4500 FT. JACKSON BLVD.  
COLUMBIA, SC 29201

711  
LAKE CAROLINA DEVELOPMENT  
TMS # R23200-01-23  
5962 HARD SCRABBLE RD  
BLYTHEWOOD, SC

714  
COLUMBIA TRAIL  
TMS # R23200-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

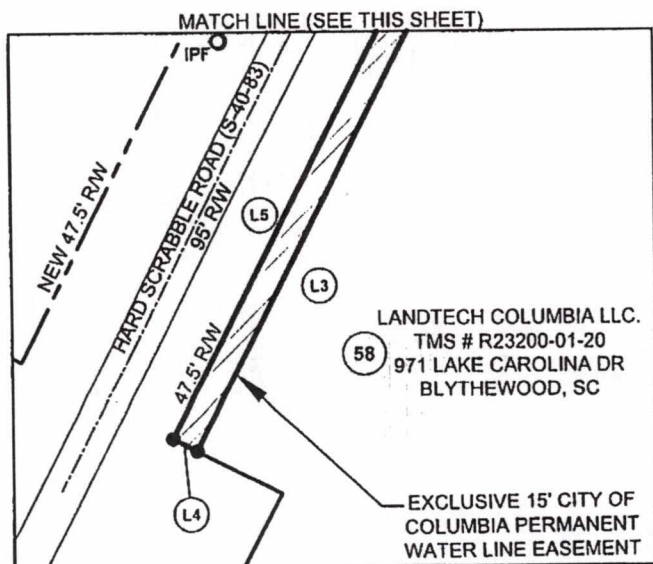
714  
HOWELL ALLEN  
TMS # R23200-01-19  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.14'	S78°38'16.53"E
L2	94.65'	S21°04'09.84"W
L3	629.27'	S27°07'16.03"W
L4	15.00'	N82°52'43.97"W
L5	629.27'	N27°07'16.03"E
L6	92.62'	N21°04'09.84"E
L7	10.13'	S78°40'26.65"E

6  
LANDTECH COLUMBIA LLC.  
TMS # R23200-01-20  
971 LAKE CAROLINA DRIVE  
BLYTHEWOOD, SC

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	157.89'	1494.90'	S24°05'42.93"W	157.82'
C2	156.31'	1479.90'	N24°05'42.93"E	156.24'

PERMANENT EASEMENT AREA -  
0.59 ACRES



58  
LANDTECH COLUMBIA LLC.  
TMS # R23200-01-20  
971 LAKE CAROLINA DR  
BLYTHEWOOD, SC

EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

CF#250-351


**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 6C OF 11

ATTORNEY CERTIFICATION

I, MICHAEL KEVIN GARRISON, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Water Main Easement - Extension along Hard Scrabble Road to the Lake at Lake Carolina with Lake Carolina Development, Inc. as Grantor and the City of Columbia, as Grantee this 19<sup>TH</sup> day of FEBRUARY, ~~FEBRUARY~~, 2019.

  
State Bar Number: 16571



#16871

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND )

EASEMENT

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Lake Carolina Development, Inc. (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable (15.55' to 18.33') feet in width together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, located at 5084 Hard Scrabble Road (S-40-83), Columbia, South Carolina 29229, and being further identified as a portion of Richland County tax map number 23203-10-20, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said easement beginning at the new common boundary of the southwestern property corner of the subject property, the southeastern right-of-way of Hard Scrabble Road and the northeastern right-of-way of Channel Drive (Private r/w, Richland County TMS#23203-12-04, Lake Carolina Development, Inc.); thence extending therefrom N12°04'16.16"E along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of one hundred sixty-six and fifty-seven hundredths (166.57) feet to intersect the new northwestern property corner of the subject property; thence turning and extending therefrom S62°42'20.61"E along the northeastern property line of the subject property, for a distance of fifteen and fifty-five hundredths (15.55) feet; thence turning and extending therefrom S12°04'16.16"W along the subject property, for a distance of one hundred seventy-three and three hundredths (173.03) feet to intersect the new common boundary of the southwestern property line of the subject property and the northeastern right-of-way of Channel Drive; thence turning and extending therefrom N42°49'35.53"W along the southwestern property line of the subject property, for a distance of eighteen and thirty-three hundredths (18.33) feet to intersect the new common boundary of the southwestern property corner of the subject property, southeastern right-of-way of Hard Scrabble Road and the northeastern right-of-way of Channel Drive, also being the point of beginning; thence terminating.

Be all measurements a little more or less.

Book 2381-1094

2019020673 03/28/2019 10:51:53.767

Fee: \$11.00 County Tax: \$0.00

Easement

State Tax: \$0.00



2019020673

John T. Hopkins II

Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawing 7 of 11, dated January 8, 2015, prepared by WK Dickson & Co., Inc., for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-351.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

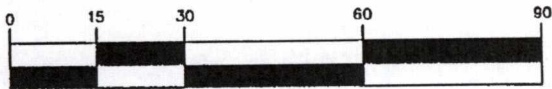


RYATT

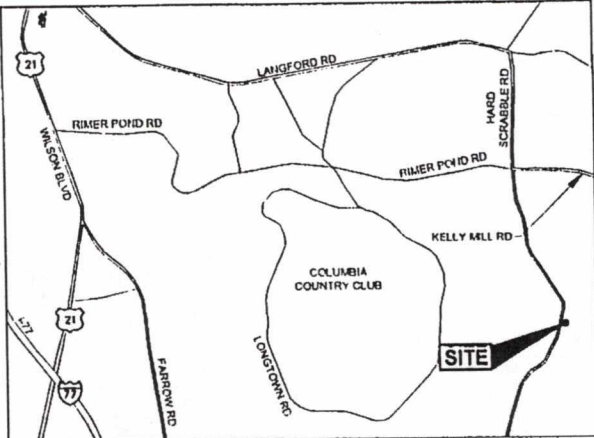
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23203; 2015 EDITION

**GRAPHIC SCALE**



1 inch = 30 ft.



LOCATION MAP  
N.T.S.

**OWNER INFORMATION:**  
TMS# R23203-10-20  
LAKE CAROLINA DEVL. INC.  
300 LONG POINTE LANE,  
SUITE 200  
COLUMBIA, SC 29229

LANDHILL COLUMBIA LLC  
TMS # R23200-01-20  
971 LAKE CAROLINA DR  
BLYTHEWOOD, SC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.55'	S62°42'20.61"E
L2	173.40'	S12°03'57.42"W
L3	18.56'	N41°56'22.09"W
L4	166.57'	N12°04'16.16"E

N/F  
LAKE CAROLINA DEVL. INC.  
TMS # R23203-10-20  
5084 HARDCRABBLE RD  
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA -  
0.06 ACRES

EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

N/F  
LAKE CAROLINA DEVL. INC.  
TMS # R23203-12-04  
CHANNEL DR  
BLYTHEWOOD, SC

CF#250-351

HARDCRABBLE ROAD (S-40-83)  
107' RW

NEW 47.5' RW

NEW 59.5' RW

NEW 59.5' RW

CHANNEL DRIVE (PRIVATE)

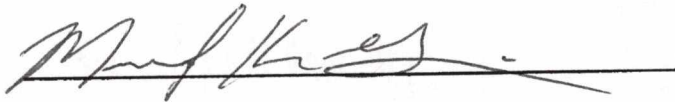
**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARDCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 7 OF 11

**ATTORNEY CERTIFICATION**

I, MICHAEL KEVIN GARALSON, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Water Main Easement - Extension along Hard Scrabble Road to the Lake at Lake Carolina with Lake Carolina Development, Inc. as Grantor and the City of Columbia, as Grantee this 19th day of FEBRUARY, 2019.



State Bar Number: 16571

COPY

#16872

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND )

EASEMENT

Book 2381-1072

2019020668 03/28/2019 10:51:53:060

Fee: \$11.00 County Tax: \$0.00

Easement State Tax: \$0.00



2019020668

John T. Hopkins II

Richland County R.O.D.

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Lake Carolina Development, Inc. (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable (18.35' to 20.06') feet in width together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, designated as portion of Channel Drive (private right-of-way), Columbia, South Carolina 29229, and being further identified as a portion of Lexington County tax map number 23203-12-04, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said easement beginning at the new common boundary of the westernmost northwestern property corner of Richland County TMS#23203-10-21, n/f Chris Jernigan DMD, LLC, the southeastern right-of-way of Hard Scrabble Road (S-40-83) and the southeastern right-of-way of Channel Drive (subject property); thence extending therefrom N11°59'18.58"E crossing Channel Drive, for a distance of ninety-three and twenty-one hundredths (93.21) feet to the new common boundary of the southwestern property corner of Richland County TMS#23203-10-20, n/f Lake Carolina Development, Inc., the southeastern right-of-way of Hard Scrabble Road and the northeastern right-of-way of Channel Drive; thence turning and extending therefrom S42°49'23.08"E along the new common boundary of the southwestern property line of said TMS#23203-10-20 and the northeastern right-of-way of Channel Drive, for a distance of eighteen and thirty-five hundredths (18.35) feet; thence turning and extending therefrom S11°59'18.58"W crossing Channel Drive, for a distance of sixty-six and five hundredths (66.05) feet to intersect the common boundary of the northern property line of said TMS#23203-10-21 and the southern right-of-way of Channel Drive; thence turning and extending therefrom S86°34'49.31"W along the common boundary of the northern property line of said TMS#23203-10-21 and the southern right-of-way of Channel Drive, for a distance of two and seventy-eight hundredths (2.78) feet to intersect the new common boundary of the northernmost northwestern property corner of said TMS#23203-10-21 and the southeastern right-of-way of Channel Drive; thence turning and extending therefrom S49°51'40.38"W along the new common boundary of the northwestern property line of said TMS#23203-10-21 and the southeastern right-of-way of Channel Drive, for

a distance of twenty and six hundredths (20.06) feet to intersect the new common boundary of the northwestern property corner of said TMS#23203-10-21, southeastern right-of-way of Hard Scrabble Road and the southeastern right-of-way of Channel Drive, also being the point of beginning; thence terminating.

Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawing 8 of 11, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-351.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof through the Grantor or Grantor's successors or assigns.

WITNESS the hand and seal of the Grantor by the undersigned this 15th day of February, 2019

WITNESSES:

LAKE CAROLINA DEVELOPMENT, INC.

[Signature]  
(1<sup>st</sup> witness)  
[Signature]  
(2<sup>nd</sup> witness)

By: [Signature]  
(Signature)  
Name: C. David Tuttle  
(Print Name)  
Title: [Signature]  
(Print Title)

STATE OF SC )  
COUNTY OF RICHLAND

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15th day of Feb, 2019 by C. DAVID TUTTLE, president of COLA, SC  
Name & Title of Officer City & State

on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)  
NOTARY PUBLIC FOR: SC  
(State)  
MY COMMISSION EXPIRES: 02-27-24  
(Date)



APPROVED BY  
CITY OF COLUMBIA  
LEGAL DEPT.  
N. Aron 1/13/15



EXHIBIT

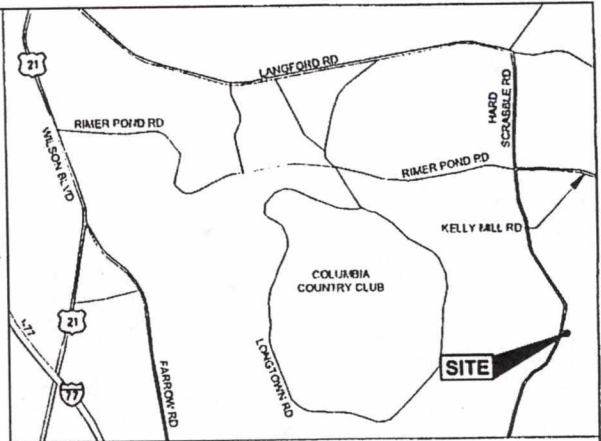
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23203; 2015 EDITION

GRAPHIC SCALE



1 inch = 30 ft.



LOCATION MAP  
N.T.S.

N/F  
COLUMBIA TRAIL LLC  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
LAKE CAROLINA DEVEL. INC.  
TMS # R23203-12-04  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.70'	S11°59'18.58"W
L2	2.78'	S86°34'49.31"W
L3	20.06'	S49°31'40.38"W
L4	93.21'	N11°59'18.58"E
L5	18.56'	S41°36'22.09"E

PERMANENT EASEMENT AREA -  
0.03 ACRES

EXCLUSIVE 15' CITY OF  
COLUMBIA PERMANENT  
WATER LINE EASEMENT

CHANNEL DRIVE (PRIVATE)

N/F  
LAKE CAROLINA DEVEL. INC.  
TMS # R23203-12-04  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

N/F  
COLUMBIA TRAIL LLC  
TMS # R20400-01-13  
HARD SCRABBLE RD  
BLYTHEWOOD, SC

**OWNER INFORMATION:**  
TMS# R23203-12-04  
LAKE CAROLINA DEVEL. INC.  
300 LONG POINTE LANE,  
SUITE 200  
COLUMBIA, SC 29229

CF#250-351

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▨ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▤ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARDCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 8 OF 11

ATTORNEY CERTIFICATION

I, MICHAEL KEVIN GARRISON, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Water Main Easement - Extension along Hard Scrabble Road to the Lake at Lake Carolina with Lake Carolina Development, Inc. as Grantor and the City of Columbia, as Grantee this 19TH day of FEBRUARY, 2019.



State Bar Number: 16571

#15476  
STATE OF SOUTH CAROLINA)

Book 2013-1259  
2015018720 03/20/2015 11:12:59:720 Easement  
Fee:\$0.00 County Tax: \$0.00 State Tax: \$0.00



2015018720 John T. Hopkins II Richland County R.O.D.

**EASEMENT**

COPY

COUNTY OF RICHLAND )

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Chris Jernigan D.M.D., LLC (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable (2.85' to 15.41') feet in width together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, located at 5074 Hard Scrabble Road (S-40-83), Columbia, South Carolina 29229, and being further identified as a portion of Lexington County tax map number 23203-10-21, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said easement beginning at the new common boundary of the westernmost northwestern property corner of the subject property, the southeastern right-of-way of Hard Scrabble Road, and the southeastern right-of-way of Channel Drive (private r/w, Richland County TMS#23293-12-04, Lake Carolina Development, Inc.); thence extending therefrom N49°51'45.15"E along the new common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Channel Drive, for a distance of twenty and six hundredths (20.06) feet to intersect the new common boundary of the northernmost northwestern property corner of the subject property and the southern right-of-way of Channel Drive; thence turning and extending therefrom N86°38'07.75"E along the common boundary of the southern right-of-way of Channel Drive and the northern property line of the subject property, for a distance of two and eighty-five hundredths (2.85) feet; thence turning and extending therefrom S12°13'19.97"W along the subject property, for a distance of one hundred sixty-six and eighty-one hundredths (166.81) feet to intersect the southern property line of the subject property; thence turning and extending therefrom S88°55'11.25"W along the southern property line of the subject property, for a distance of fifteen and forty-one hundredths (15.41) feet to intersect the new common boundary of the southwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road; thence turning and extending therefrom N12°13'19.97"E along the new common boundary of the northwestern property line of the subject property and the southeastern right-of-way of Hard Scrabble Road, for a distance of one hundred fifty-three and seventy-one hundredths (153.71) feet to intersect the new common boundary of the westernmost northwestern property corner of the

subject property, the southeastern right-of-way of Hard Scrabble Road, and the southeastern right-of-way of Channel Drive, also being the point of beginning; thence terminating.

Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawing 9 of 11, dated January 8, 2015, prepared by W.K. Dickson & Co., Inc., for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-351.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof through the Grantor or Grantor's successors or assigns.

WITNESS the hand and seal of the Grantor by the undersigned this 26<sup>th</sup> day of February, 2015.

WITNESSES:

CHRIS JERNIGAN D.M.D., LLC

[Signature]  
(1<sup>st</sup> witness)

By: [Signature]  
(Signature)

[Signature]  
(2<sup>nd</sup> witness)

Name: Christopher C. Jernigan  
(Print Name)

Title: orthodontist/owner  
(Print Title)

STATE OF SC )  
COUNTY OF Richland )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2015 by Christopher C. Jernigan, owner of Richland Co, SC  
Name & Title of Officer City & State

on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)

APPROVED BY  
CITY OF COLUMBIA  
LEGAL DEPT.

[Signature]

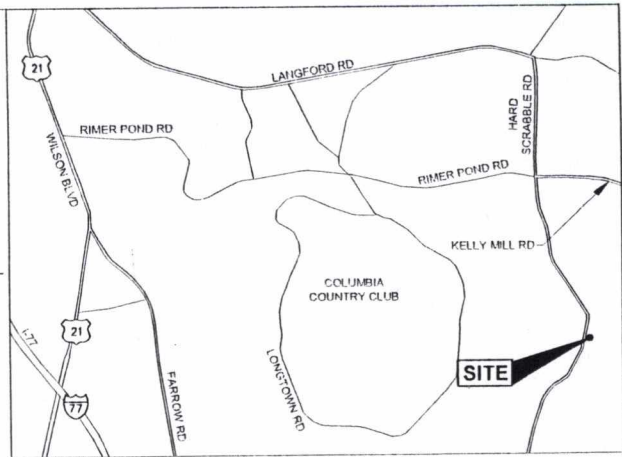
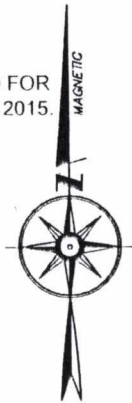
REFERENCES:

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23203; 2015 EDITION

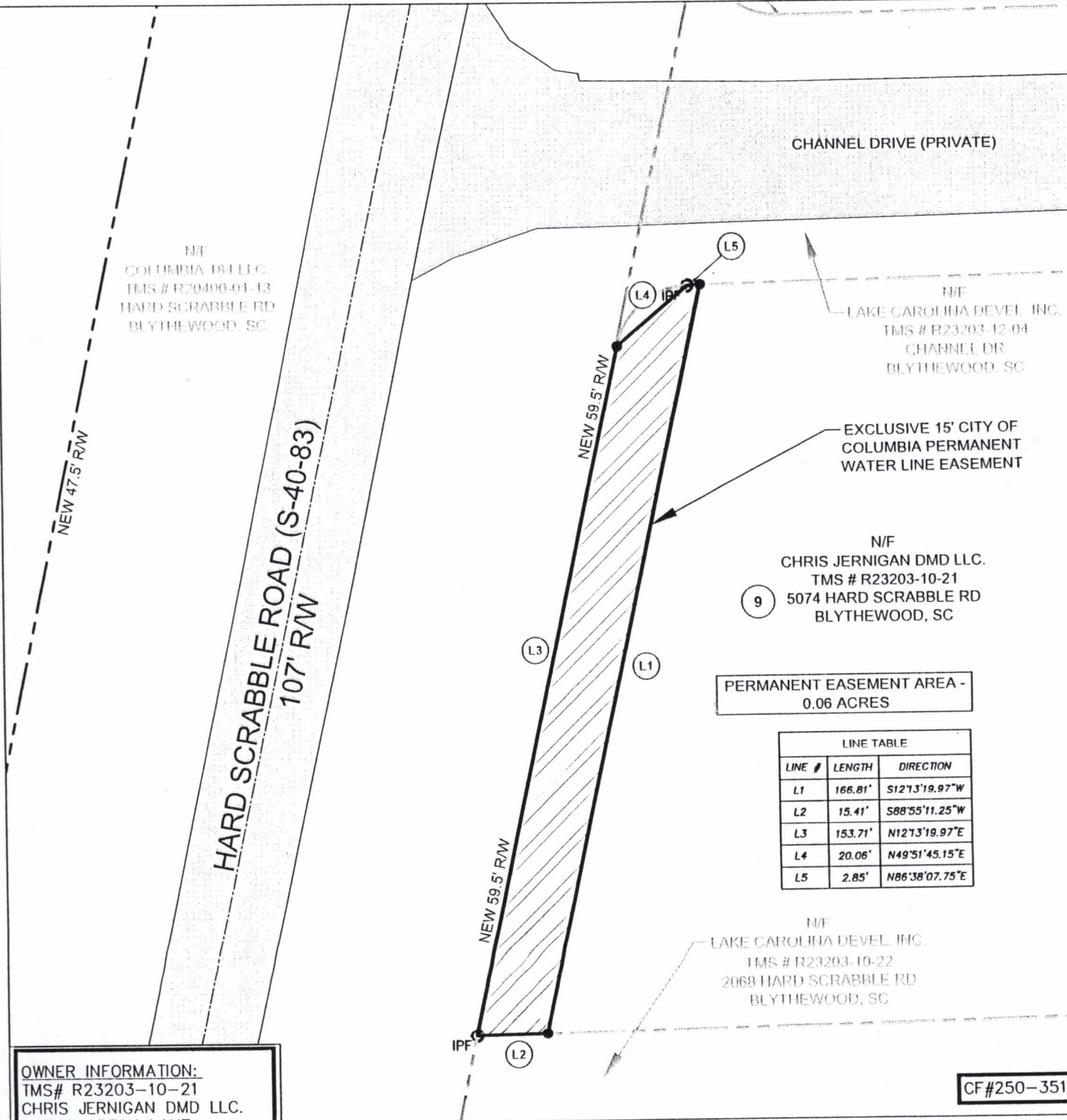
GRAPHIC SCALE



1 inch = 30 ft.



LOCATION MAP  
N.T.S.



PERMANENT EASEMENT AREA - 0.06 ACRES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	166.81'	S12°13'19.97"W
L2	15.41'	S88°55'11.25"W
L3	153.71'	N12°13'19.97"E
L4	20.06'	N49°51'45.15"E
L5	2.85'	N86°38'07.75"E

**OWNER INFORMATION:**  
TMS# R23203-10-21  
CHRIS JERNIGAN DMD LLC.  
206 WHARTON LANE  
COLUMBIA, SC 29229

CF#250-351

LEGEND

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARDCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 9 OF 11

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC do hereby certify that I supervised the execution of the attached Water Main Easement - Extension along Hard Scrabble Road to the Lake at Lake Carolina with Chris Jernigan D.M.D., LLC as Grantor and the City of Columbia, as Grantee this 26<sup>th</sup> day of February, 2015.

Dana M. Thye  
State Bar Number: 10602

COPY

417037

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND )

EASEMENT

Book 2418-1511  
 2019058802 08/09/2019 15:11:14.530  
 Fee: \$25.00 County Tax: \$0.00 Easement State Tax: \$0.00



2019058802 John T. Hopkins II Richland County R.O.D.

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Chris Jernigan D.M.D., LLC (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, a temporary construction easement variable (15.01' to 15.41') feet in width, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

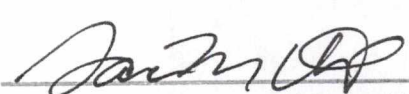
In the State of South Carolina, County of Richland, near the town of Blythewood, located at 2068 Hard Scrabble Road (S-40-83), Columbia, South Carolina 29229, and being further identified as a portion of Richland County tax map number 23203-10-22, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main, variable feet in width, the perimeter measurements of said easement beginning at the new common boundary of the southwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road; thence extending therefrom N11°45'45.69"E along the new common boundary of the southeastern right-of-way of Hard scrabble Road and the northwestern property line of the subject property, for a distance of ninety-nine and sixty-three hundredths (99.63) feet to intersect the new common boundary of the northwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road; thence turning and extending therefrom N88°55'11.25"E along the northern property line of the subject property, for a distance of fifteen and forty-one hundredths (15.41) feet; thence turning and extending therefrom S11°46'41.42"E along the subject property, for a distance of one hundred three and forty-seven hundredths (103.47) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N76°38'19.58"W along the southwestern property line of the subject property, for a distance of fifteen and one hundredth (15.01) feet to intersect the new common boundary of the southwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road, also being the point of beginning; thence terminating.

Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawing 10 of 11, dated January 8, 2015, prepared

APPROVED AS TO FORM



Legal Department City of Columbia, SC



by WK Dickson & Co. Inc., for City of Columbia, South Carolina and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under file reference #250-351.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 25<sup>th</sup> day of July, 2019.

WITNESSES:

CHRIS JERNIGAN D.M.D, LLC

[Signature]  
(1<sup>st</sup> witness)

By: [Signature]  
(Signature)

[Signature]  
(2<sup>nd</sup> witness)

Name: Chris Jernigan  
(Print Name)

Title: OWNER  
(Print Title)

STATE OF SOUTH CAROLINA)  
COUNTY OF RICHLAND )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2019 by Chris Jernigan, owner of Richland Ch, SC  
Name & Title of Officer City & State

on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

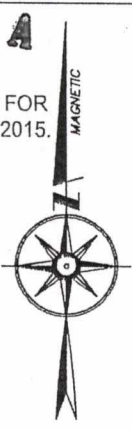
NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 6-8-2020  
(Date)

APPROVED AS TO FORM

[Signature]  
Legal Department City of Columbia, SC

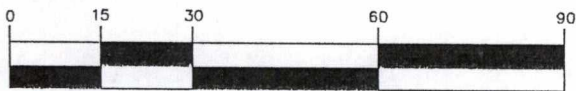
**EXHIBIT**



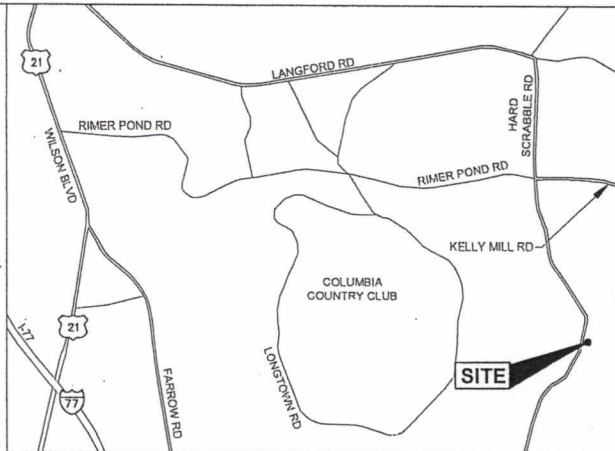
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23203; 2015 EDITION

**GRAPHIC SCALE**

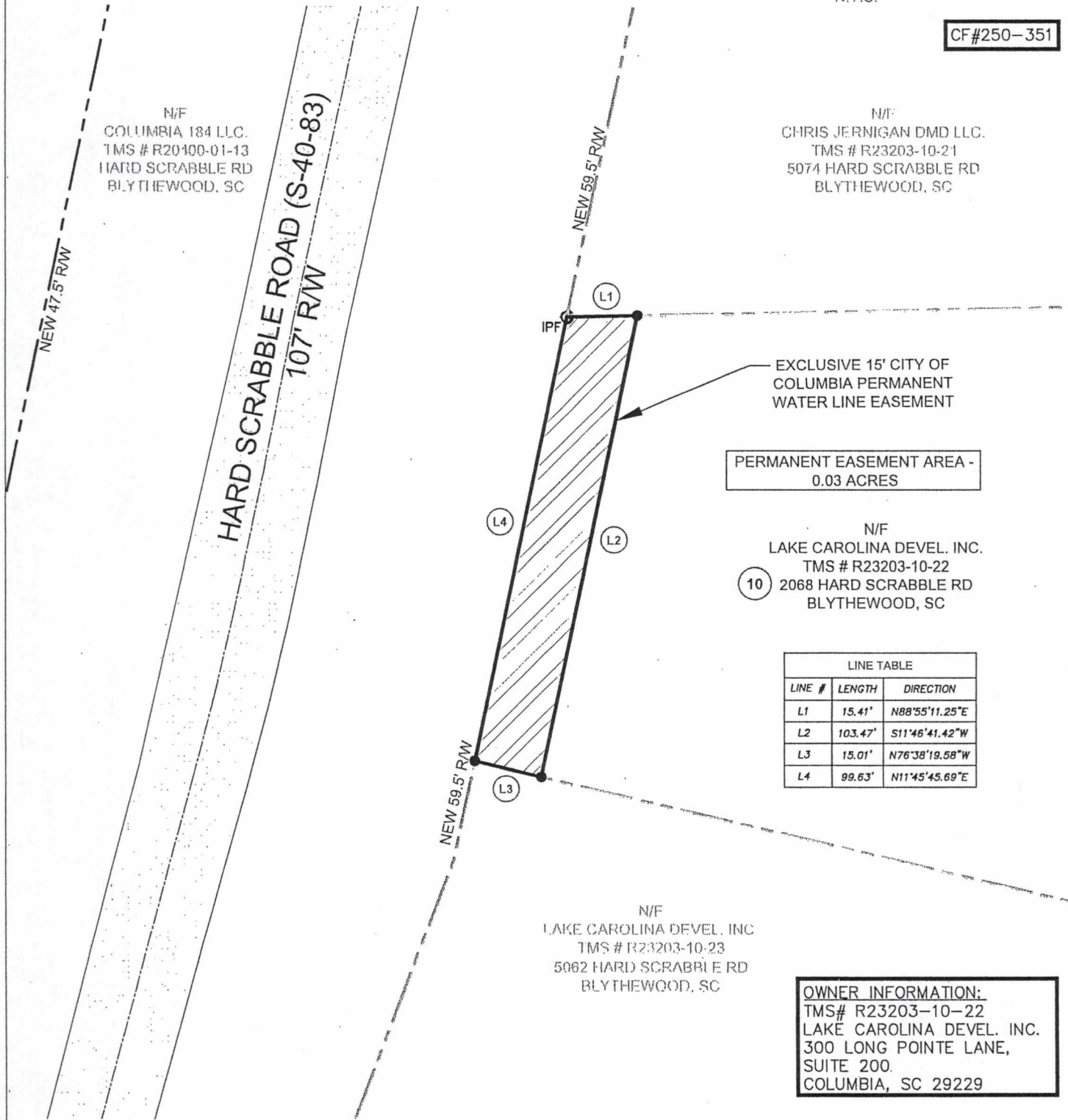


1 inch = 30 ft.



LOCATION MAP  
N.T.S.

CF#250-351



PERMANENT EASEMENT AREA - 0.03 ACRES

10

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.41'	N88°55'11.25"E
L2	103.47'	S11°46'41.42"W
L3	15.01'	N76°38'19.58"W
L4	99.63'	N11°45'45.69"E

**OWNER INFORMATION:**  
TMS# R23203-10-22  
LAKE CAROLINA DEVEL. INC.  
300 LONG POINTE LANE,  
SUITE 200.  
COLUMBIA, SC 29229

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
PREPARED FOR THE: <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	PREPARED BY: <b>W.K. DICKSON &amp; CO., INC.</b>	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 10 OF 11

ATTORNEY CERTIFICATION

I, Dana M. Thye, an attorney licensed to practice in the State of SC, do hereby certify that I supervised the execution of the attached Water Main Easement - Extension along Hard Scrabble road to the Lake at Lake Carolina, with Chris Jernigan D.M.D., LLC as Grantor and the City of Columbia, as Grantee, this 25<sup>th</sup> day of July, 2019.

Dana M. Thye  
State Bar or License Number 10602

# 16873

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND )

**EASEMENT**

COPY

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, Lake Carolina Development, Inc. (also hereinafter referred to as "Grantor") does hereby grant unto the City of Columbia (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable (15' to 15.14') feet in width together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing, and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement and construction area, provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through property which the Grantor owns or in which the Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Blythewood, located at 2068 Hard Scrabble Road (S-40-83), Columbia, South Carolina 29229, and being further identified as a portion of Richland County tax map number 23203-10-23, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2014 Edition.

A permanent, exclusive easement for a water main located at the new common boundary of the southwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road; thence extending therefrom N21°02'17.39"E along the new common boundary of the southeastern right-of-way of Hardscrabble Road and the northwestern property line of the subject property, for a distance of one hundred four and fifty-one hundredths (104.51) feet; thence turning and extending therefrom N12°02'29.39"E along the new common boundary of the southeastern right-of-way of Hard Scrabble Road and the northwestern property line of the subject property, for a distance of twenty-two and forty-three hundredths (22.43) feet to intersect the new common boundary of the northwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road; thence turning and extending therefrom S76°38'19.58"E along the northeastern property line of the subject property, for a distance of fifteen (15) feet; thence turning and extending therefrom S12°02'29.39"W along the subject property, for a distance of twenty-three and twenty-six hundredths (23.26) feet; thence turning and extending therefrom S21°02'17.39"W along the subject property, for a distance of one hundred three and sixty-seven hundredths (103.67) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom N76°38'16.61"W along the southwestern property line of the subject property, for a distance of fifteen and fourteen hundredths (15.14) feet to intersect the new common boundary of the southwestern property corner of the subject property and the southeastern right-of-way of Hard Scrabble Road, also being the point of beginning; thence terminating. Be all measurements a little more or less.

Book 2381-1077

2019020669 03/28/2019 10:51:53:197

Fee: \$11.00 County Tax: \$0.00

Easement State Tax: \$0.00



2019020669

John T. Hopkins II

Richland County R.O.D.

This easement being more clearly shown and delineated on an easement drawing for 24" Water Main Extension Along Hard Scrabble Road to the Lake at Lake Carolina, CIP #WM3635, drawing 11 of 11, dated January 8, 2015, prepared by WK Dickson & Co., Inc., for the City of Columbia, South Carolina and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #250-351.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof through the Grantor or Grantor's successors or assigns.

WITNESS the hand and seal of the Grantor by the undersigned this 15<sup>th</sup> day of February, 2019.

WITNESSES:

LAKE CAROLINA DEVELOPMENT, INC.

[Signature]  
(1<sup>st</sup> witness)

By: [Signature]  
(Signature)

[Signature]  
(2<sup>nd</sup> witness)

Name: C. DAVID TUTTLE  
(Print Name)

Title: President  
(Print Title)

STATE OF SC )  
COUNTY OF RICHLAND )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Feb, 2019 by C. DAVID TUTTLE, president of Cota, SC  
Name & Title of Officer City & State

on behalf of the within-named Grantor.

[Signature]  
(Notary's Signature)

NOTARY PUBLIC FOR: SC  
(State)

MY COMMISSION EXPIRES: 02.27.24  
(Date)



APPROVED BY  
CITY OF COLUMBIA  
LEGAL DEPT.

[Signature] 1/13/15

**EXHIBIT**

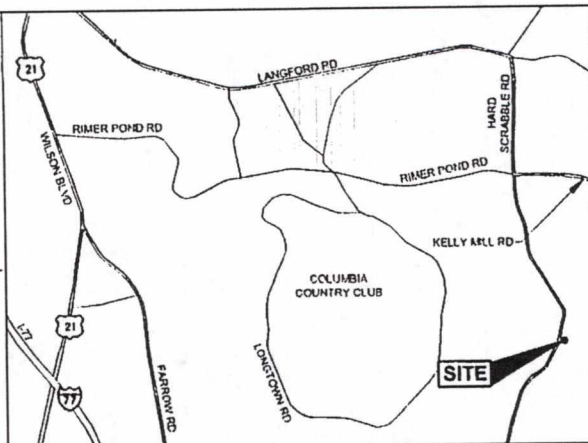
**REFERENCES:**

1. CONSTRUCTION PLANS OF "WATER SYSTEM IMPROVEMENTS ALONG RIMER POND AND HARDSCRABBLE ROADS" PREPARED FOR THE CITY OF COLUMBIA BY W.K. DICKSON, AS OF JANUARY 08, 2015.
2. RICHLAND COUNTY TAX MAP # R23203; 2015 EDITION

**GRAPHIC SCALE**

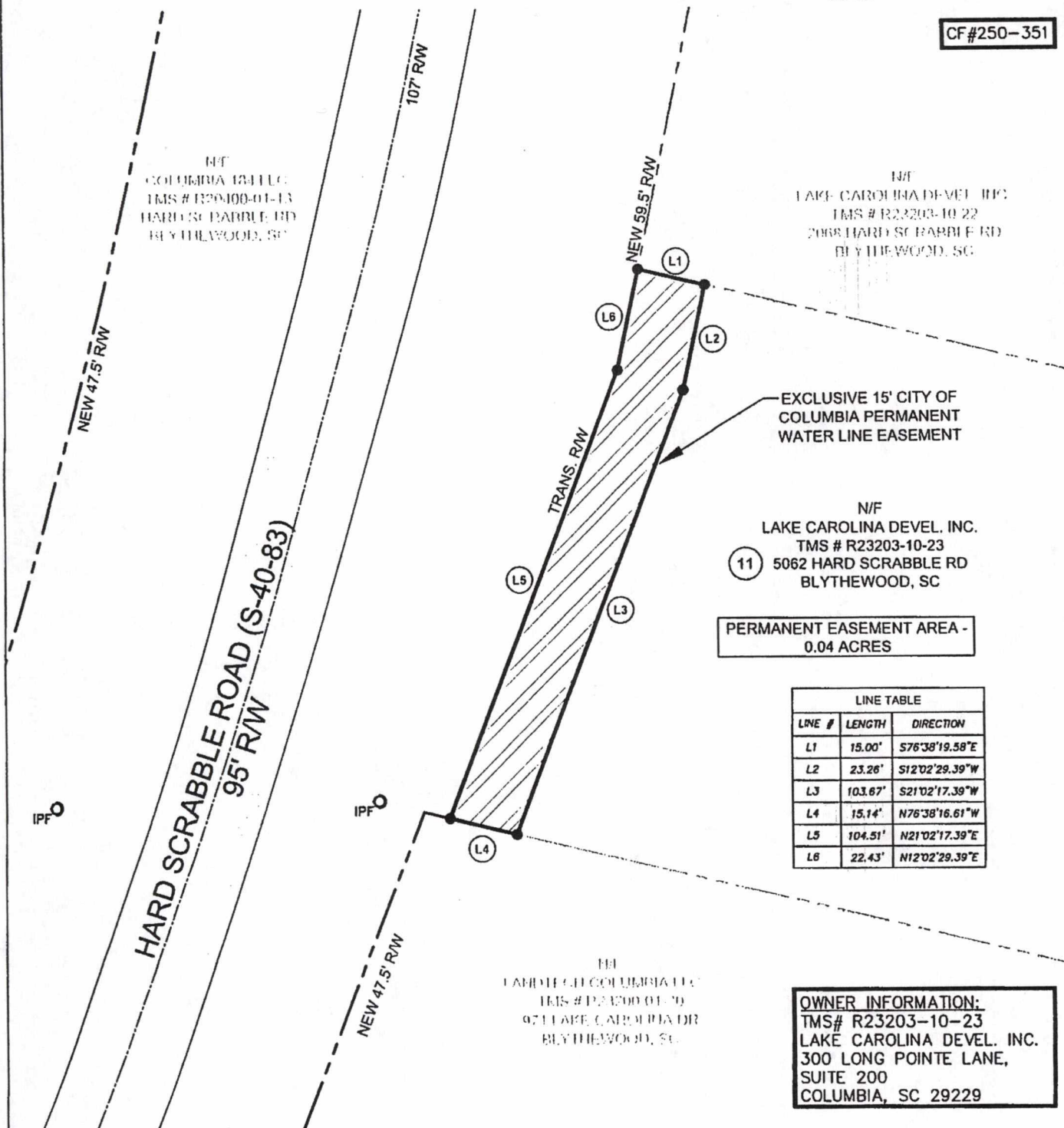


1 inch = 30 ft.



**LOCATION MAP**  
N.T.S.

CF#250-351



EXCLUSIVE 15' CITY OF COLUMBIA PERMANENT WATER LINE EASEMENT

N/F  
LAKE CAROLINA DEVEL. INC.  
TMS # R23203-10-23  
5062 HARD SCRABBLE RD  
BLYTHEWOOD, SC

PERMANENT EASEMENT AREA - 0.04 ACRES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S76°38'19.58"E
L2	23.26'	S12°02'29.39"W
L3	103.67'	S21°02'17.39"W
L4	15.14'	N76°38'16.61"W
L5	104.51'	N21°02'17.39"E
L6	22.43'	N12°02'29.39"E

**OWNER INFORMATION:**  
TMS# R23203-10-23  
LAKE CAROLINA DEVEL. INC.  
300 LONG POINTE LANE,  
SUITE 200  
COLUMBIA, SC 29229

**LEGEND**

- IPF ○ IRON PIPE (FOUND)
- CMF □ CON. MONUMENT FOUND
- CALCULATED POINT
- PROPERTY LINE
- ▭ EXCLUSIVE CITY OF COLUMBIA WATER EASEMENT
- ▭ EXISTING CITY OF COLUMBIA WATER LINE EASEMENT

SYM.	REVISION DESCRIPTION	DATE	APPROV. BY
<b>PREPARED FOR THE:</b> <b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA			
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KEU	
DATE: 01/08/15	<b>PREPARED BY:</b> W.K. DICKSON & CO., INC.	CKD. SMH	
REVISION DATE:			
WATER MAIN EXTENSION ALONG HARD SCRABBLE ROAD TO THE LAKE AT LAKE CAROLINA; CIP PROJECT # WM3635			DRAWING NO. 11 OF 11



ATTORNEY CERTIFICATION

I, MICHAEL KEVIN GARRISON, an attorney licensed to practice in the State of SOUTH CAROLINA do hereby certify that I supervised the execution of the attached Water Main Easement – Extension along Hard Scrabble Road to the Lake at Lake Carolina with Landtech Columbia, LLC as Grantor and the City of Columbia, as Grantee this 19TH day of FEBRUARY, 2019.



State Bar Number: 16571