

ORDINANCE NO.: 2016-086

Annexing 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle, Richland County TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05

ORIGINAL
STAMPED IN RED

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 18th day of October, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 2.66 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05

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

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 9/20/2016
Final Reading: 10/18/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-086

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.43 acres, more or less, being shown and delineated as Lot 59 on a Final Plat of Woodcreek Farms Section A-II, "The Park" – Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.47 acres, more or less, being shown and delineated as Lot 62 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 65 on a Final Plat of Woodcreek Farms, Section A-11, "The Park – Phase 2," by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 49 on a Final Plat of Woodcreek Farms, Section A-11, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, The Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.28 acres, more or less, being shown and delineated as Lot 51 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and

delineated as Lot 52 on a Final Plat of Woodcreek Farms, Section A-11, "The Park"- Phase 2 by United Design Services, Inc., dated November 7, 2012 as revised and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 43 on a Final Plat of Woodcreek Farms, Section A-11, "The Park, Phase 2, " by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated herein by reference for a more complete and accurate description of the Property, all measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.34 acres, more or less, being shown and delineated as Lot 37 on a Final Plat of Woodcreek Farms Section A-II, "The Park" – Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 17, 2016

RE: Property Address: The Park, Phase Two Partial: 509 Cordgrass Road, 513 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1346 Beechfern Circle, 1347 Beechfern Circle, 1352 Beechfern Circle, 1353 Beechfern Circle, 1361 Beechfern Circle, 1366 Beechfern Circle, 1367 Beechfern Circle, 1373 Beechfern Circle, 1378 Beechfern Circle, 1379 Beechfern Circle, 1384 Beechfern Circle, 1398 Beechfern Circle, 1401 Beechfern Circle, 1404 Beechfern Circle, 1407 Beechfern Circle, 1412 Beechfern Circle.

Richland County TMS: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05

Owner(s):

Lara M & Thomas C. Druffner, 509 Cordgrass Road, Elgin, SC 29045; Martin J. & Susan C. Keaney, 513 Cordgrass Road, Elgin, SC 29045; Clarence P. & Arleatha M. Toland, 521 Cordgrass Road, Elgin, SC 29045; NVR Inc, 7 Technology Circle, Suite 150, Columbia, SC 29203; Adam & Mary Lostetter, 1346 Beechfern Circle, Elgin, SC 29045; June Marie Rodriguez & June M. Harper, 1347 Beechfern Circle, Elgin, SC 29045; Tracey D. McDaniels & Scott Miller, 1352 Beechfern Circle, Elgin, SC 29045; Chandra A Stallworth & Charles Austin Sr, 1353 Beechfern Circle, Elgin, SC 29045; Andre L & Kristy M Walker, 1361 Beechfern Circle, Elgin, SC 29045; Ae Cha Chong, 1366 Beechfern Circle, Elgin, SC 29045; Gopu Rajasekharan & Varsha Pankajakshan, 1367 Beechfern Circle, Elgin, SC 29045; Steven & Angela D Ollphant, 1373 Beechfern Circle, Elgin, SC 29045; Invested Properties LLC, PO Box 290743, Columbia SC 29229; Asuncion Valentin, 1379 Beechfern Circle, Elgin, SC 29045; Brian J & Ashley Venable; 1384 Beechfern Circle, Elgin, SC 29045; Juan Manuel Flores Moreno & Leticia Ceballos Godefroy, 1398 Beechfern Circle, Elgin, SC 29045; Ethan W Bean & Kaitlyn M Vann Bean, 1401 Beechfern Circle, Elgin, SC 29045; David G. Thompson, 1404 Beechfern Circle, Elgin, SC 29045; Sundiata K Swinton, 1407 Beechfern Circle, Elgin, SC 29045; Michael J L & Tanja Vantooten, 1412 Beechfern Circle, Elgin, SC 29045.

Current Use:	Residential lots
Proposed Use:	Residential lots
Current County Land Use:	Neighborhood (Medium Density)
Proposed Land Use:	Urban Edge Res. -2 (UER-2)
Current County Zoning:	PDD
Proposed City Zoning:	PUD-R
Reason for Annexation:	Secondary / Municipal Services
City Council District:	4
Census Tract:	114.07

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

(Continued on next page)

Planning & Development Services staff placed the on April, 2016 Planning Commission's agenda and the Planning Commission provided a recommendation for the entire subdivision. At this time City Council will be considering only annexation of a prtion of the subdivision at the September 20, 2016 City Council meeting. Council will consider the remaining properites at a future council meeting. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

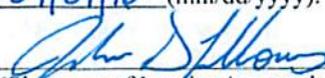
/dle
Attachments

cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Gloria Saaed, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)

Future Land Use Map

Department of Planning & Development Services

The Park- Phase 2 (partial); TMS#: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05;
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Legend

CITY LIMITS
PARCELS

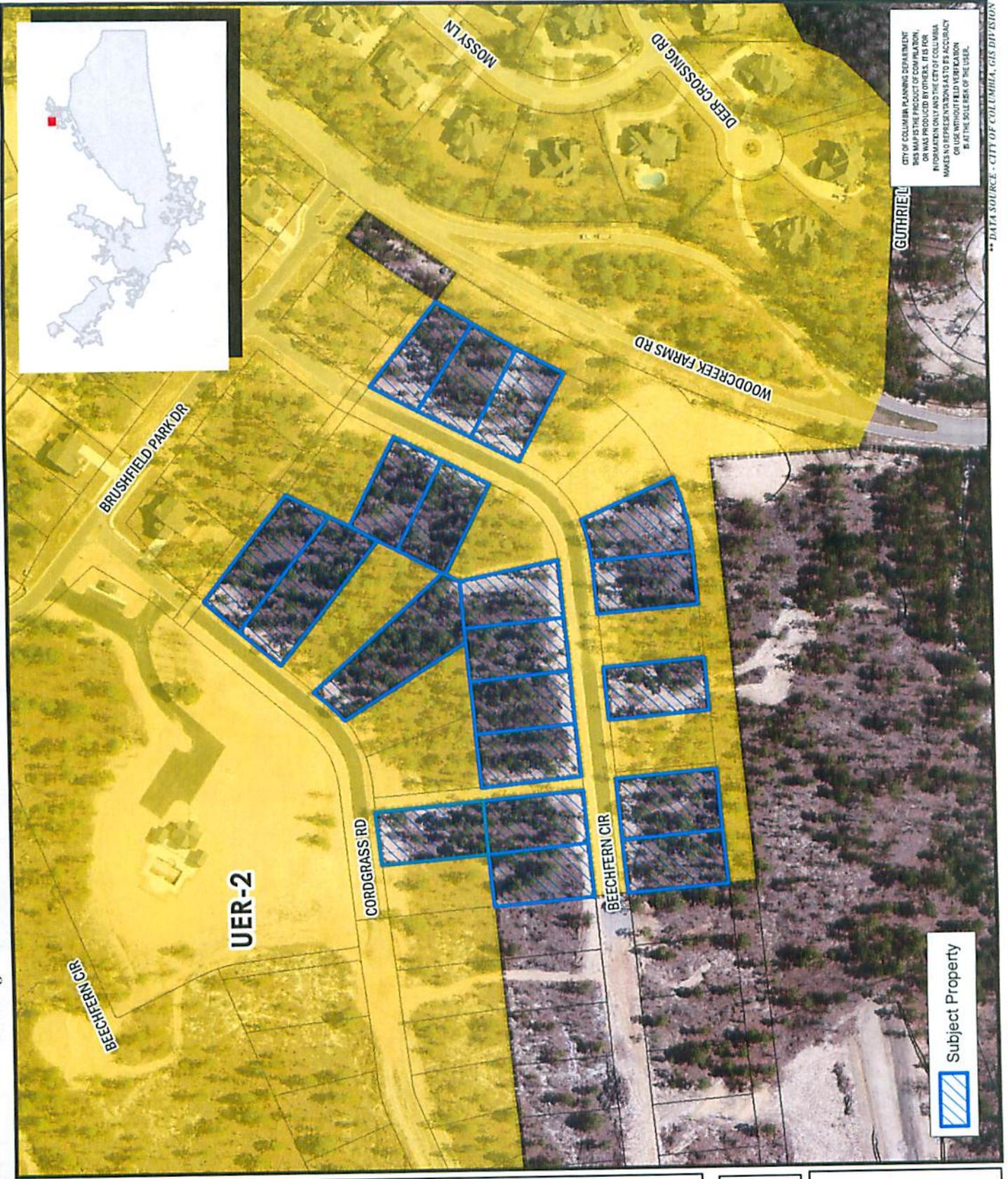
	UCMR-1 - Urban Core Mixed Residential 1
	UCMR-2 - Urban Core Mixed Residential 2
	UEMR - Urban Edge Mixed Residential
	UEMF - Urban Edge Multi-Family
	UCR-1 - Urban Core Residential Small Lot
	UCR-2 - Urban Core Residential Large Lot
	UES-1 - Urban Edge Residential Small Lot
	UES-2 - Urban Edge Residential Large Lot
	UCAC-1 - Urban Core Neighborhood Activity Center
	UCAC-2 - Urban Core Community Activity Center
	UCAC-3 - Urban Core Regional Activity Center
	UEAC-1 - Urban Edge Regional Activity Center
	UEAC-2 - Urban Edge Activity Corridor
	AC-2 - Community Activity Corridor
	AC-3 - Regional Activity Corridor
	EC - Employment Campus
	IND - Industrial
	TU - Transportation & Utilities
	SD-1 - Sports/Amusement District
	SD-2 - Civic/Institutional District
	SD-3 - Central Business District
	SD-4 - University Zone and Campus
	SD-5 - University Zone and Campus
	SD-6 - Fort Jackson

0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 August 16, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILED, RESEARCHED, AND VERIFIED DATA. IT IS NOT A SURVEY. THE CITY OF COLUMBIA PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THE VERIFICATION. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS MAP.

Subject Property

Zoning Map

Department of Planning & Development Services

The Park- Phase 2 (partial); TMS#: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05; Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

Legend

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	OUT OF CITY

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 Leigh DeForth
 August 16, 2016

DISCLAIMER:
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



We Are Columbia



Subject Property

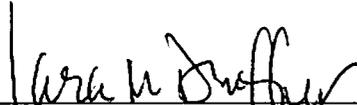
STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF RICHLAND)

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

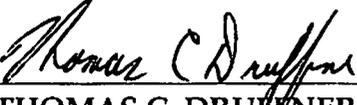
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.43 acres, more or less, being shown and delineated as Lot 59 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-06

Property Address: 509 Cordgrass Road


LARA M. DRUFFNER

Date: 5-26-16


THOMAS C. DRUFFNER

Date: 5-27-16

Book 2122-2326

2016045064 06/20/2016 13 40 48 067

Fee: \$0.00 County Tax: \$0.00

Notice
State Tax: \$0.00



2016045064

John T. Hopkins II

Richland County R O D

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.47 acres, more or less, being shown and delineated as Lot 62 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-09

Property Address: 521 Cordgrass Road

Clarence P Toland
CLARENCE P. TOLAND

Date: 5/24/2016

Arleatha M Toland
ARLEATHA M. TOLAND

Date: 5/24/2016

Book 2122-2332
2016045067 06/20/2016 13 40 48 303
Fee: \$0.00 County Tax: \$0.00 Notice State Tax: \$0.00

2016045067 John T. Hopkins II Richland County R O D

ROADWAY CURVE DATA

STATION	PC	PT	PI	END	ANGLE	RADIUS	CHORD	CHORD BEARING	ARC LENGTH
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90°	100.00	100.00	S 0° 0' 0" W	100.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90°	100.00	100.00	S 0° 0' 0" W	100.00

LOT LINE CURVE DATA

STATION	PC	PT	PI	END	ANGLE	RADIUS	CHORD	CHORD BEARING	ARC LENGTH
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90°	100.00	100.00	S 0° 0' 0" W	100.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	90°	100.00	100.00	S 0° 0' 0" W	100.00

FOR PHASE 1, SEE SHEET 20000-03-20
FOR PHASE 2, SEE SHEET 20000-03-21



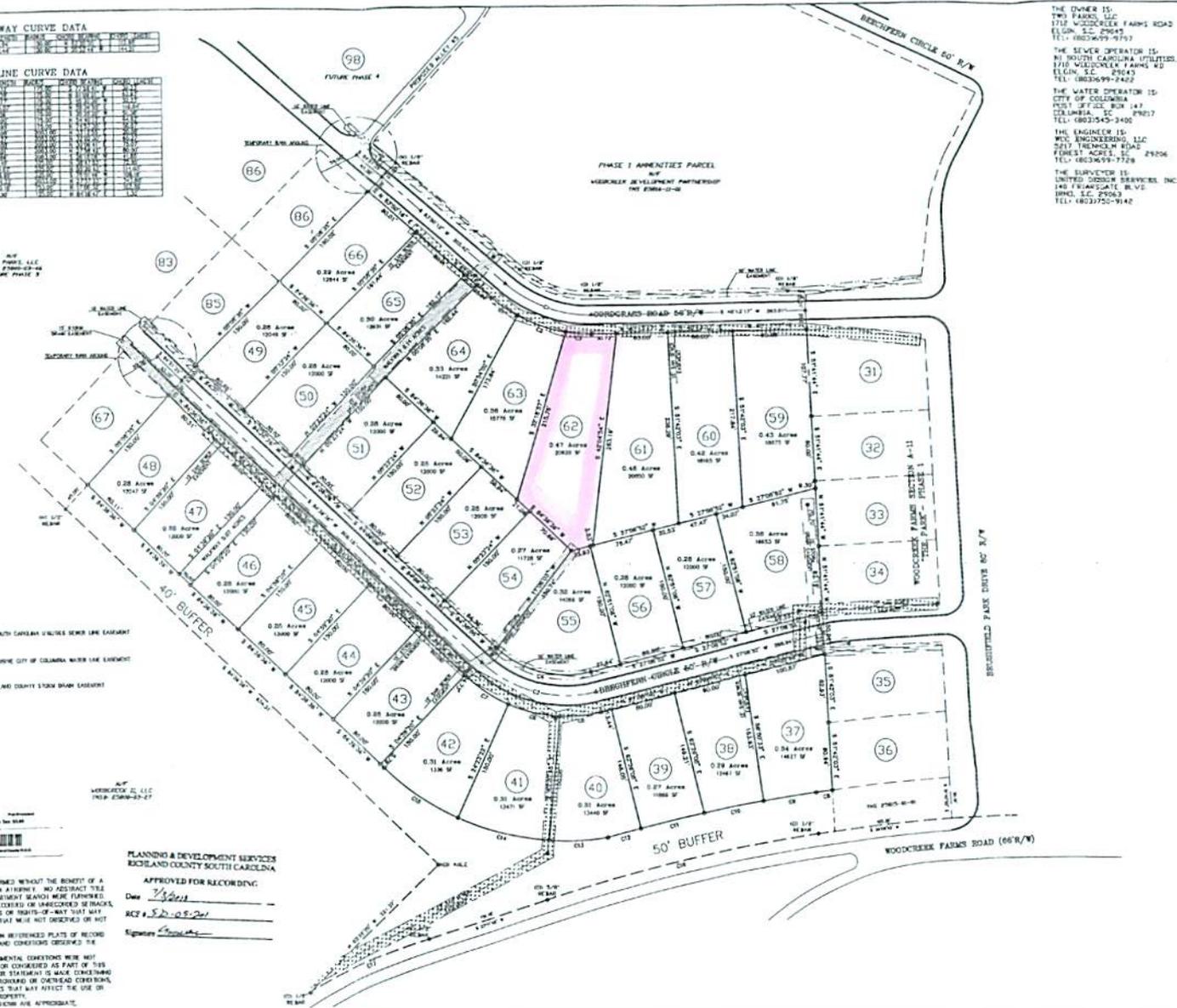
DATE: 11/07/2012
SCALE: 1" = 80'

NOTES
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NEAR TITLE COMMITMENT SEARCH, MORE FURNISHED. THERE MAY BE OTHER RECORDS OR UNRECORDED OR UNRECORDED EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT DESCRIBED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON INSTRUMENT PLATS OF RECORD AND EXISTING EVIDENCE AND CONFORMS TO THE DATE OF THIS SURVEY.
SURVEYOR AND CONVEYOR MAKE NO REPRESENTATION OR WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS SURVEY. NO EGRESS OR EASEMENT IS MADE CONCERNING THE USE OF THE PROPERTY OR OVERHEAD CONDUITS, COUPLERS OR FACILITIES THAT MAY AFFECT THE USE OR ENJOYMENT OF THE PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date: 7/20/11
RCF # 52-05-201
Signature: [Signature]

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 49070C 0108 K DATED 08-28-2010 AND FLOOD INSURANCE RATE MAP PANEL 49070C 0108 K DATED 08-28-2010 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND ACCORDING TO THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO UNRECORDED EASEMENTS OR RESTRICTIONS OTHER THAN SHOWN.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRANKLIN BLVD., PHOENIX, AZ 85003 (602)600-4399



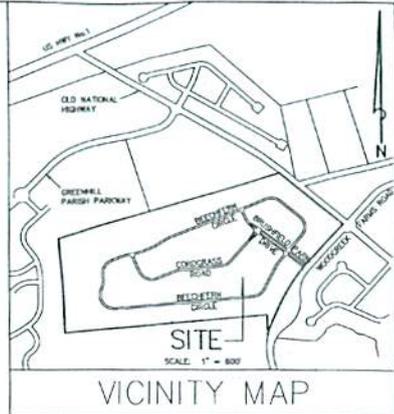
THE OWNER IS:
TWO FARMS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, SC 29045
TEL: (803)949-9757

THE SEWER OPERATOR IS:
SOUTH CAROLINA UTILITIES, INC.
1712 WOODCREEK FARMS RD
ELGIN, SC 29045
TEL: (803)949-9757

THE WATER OPERATOR IS:
CITY OF COLUMBIA
PUBLIC UTILITY DIVISION
COLUMBIA, SC 29207
TEL: (803)253-3400

THE ENGINEER IS:
M.D. ENGINEERING, LLC
2515 TRENCH ROAD
FLEMING ACRE, SC 29506
TEL: (803)691-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRANKLIN BLVD.
PHOENIX, AZ 85003
TEL: (602)600-4399



- NOTES & REFERENCES**
- Phase 2 (257 ACRES) SHOWN WITH 30 LOTS INCLUDING 6.21 ACRES OF COMMON AREA, INCLUDING:
 - PORTION OF RICHLAND COUNTY TAX MAP SHEET 20000-03-20 LOT 28.
 - EXISTING (ZONING: PUD) "NETWORK FRONT" (20' FRONT) OF (PROPERTY) OF (DEVELOPER) [Redacted]
- 4) ALL COMMON AREAS ARE IN RICHLAND COUNTY COMMON AREA.
- 5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCEPT TO RICHLAND COUNTY FOR PUBLIC USE (LENGTH OF R/W = 150.0 FT / AREA OF R/W = 1.15 ACRES).
- 6) ALL PUBLIC UTILITY EASEMENTS TO BE DEDICATED EXCEPT TO THE CITY OF COLUMBIA THAT INCLUDES A 1/2" CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
- 7) ALL SEWER LINE EASEMENTS TO BE DEDICATED TO SOUTHERN CAROLINA UTILITIES, INC. THIS INCLUDES A 1/2" SOUTHERN CAROLINA UTILITIES, INC. SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
- 8) ALL EXISTING SEWER FACILITIES TO BE DEDICATED EXCEPT TO RICHLAND COUNTY.
- 9) ALL EXISTING WATER AND WATER LINES TO BE DEDICATED TO WOODCREEK FARMS DEVELOPMENT.
- 10) ALL PROVISION EASEMENTS TO BE HANDLED BY WOODCREEK FARMS DEVELOPMENT, LLC.
- 11) IN ACCORDANCE WITH SECTION 10-119 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SURVEYORS SHALL BE A MEMBER OF FLOOD FIRM IN RICHLAND COUNTY ALONG THE FRONT OF ALL LOTS, AND BE CONFORMED BY THE RICHLAND COUNTY ENGINEER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN SHEET 1 OF 1 IN THE COMMON AREA SUBMITTED APPROVED.
- 12) BACKGROUND INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2011.

**WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2**



NO.	DATE	REVISION / DESCRIPTION	BY
1	8/25/13	REVISIONS PER CITY OF COLUMBIA	MMD
2	11/07/12	REVISION PER RICHLAND COUNTY	MMD

DATE: 11/07/2012
T.M.# 20000-03-21
PORTION OF
CITY P.L.# 223-224
CHG.# 105-454-PH2
SHEET
1 OF 1

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF RICHLAND)

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 49 on a Final Plat of Woodcreek Farms, Section A-11, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

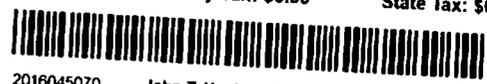
This being the same property conveyed to NVR, Inc. by deed of Two Parks, LLC dated September 23, 2015, and recorded September 23, 2015 in the Office of the Register of Deeds for Richland County in Book 2059, Page 3502.

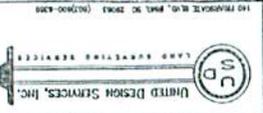
Richland County TMS: 25815-02-15

Property Address: 1347 BEECHFERN CIRCLE


JUNE M. HARPER
Date: 5/19/2016


JUNE MARIE RODRIQUEZ
Date: 05/19/2016

Book 2122-2338
2016045070 06/20/2016 13 40 48 523
Fee: \$0.00 County Tax: \$0.00 Notice State Tax: \$0.00

2016045070 John T. Hopkins II Richland County R O D



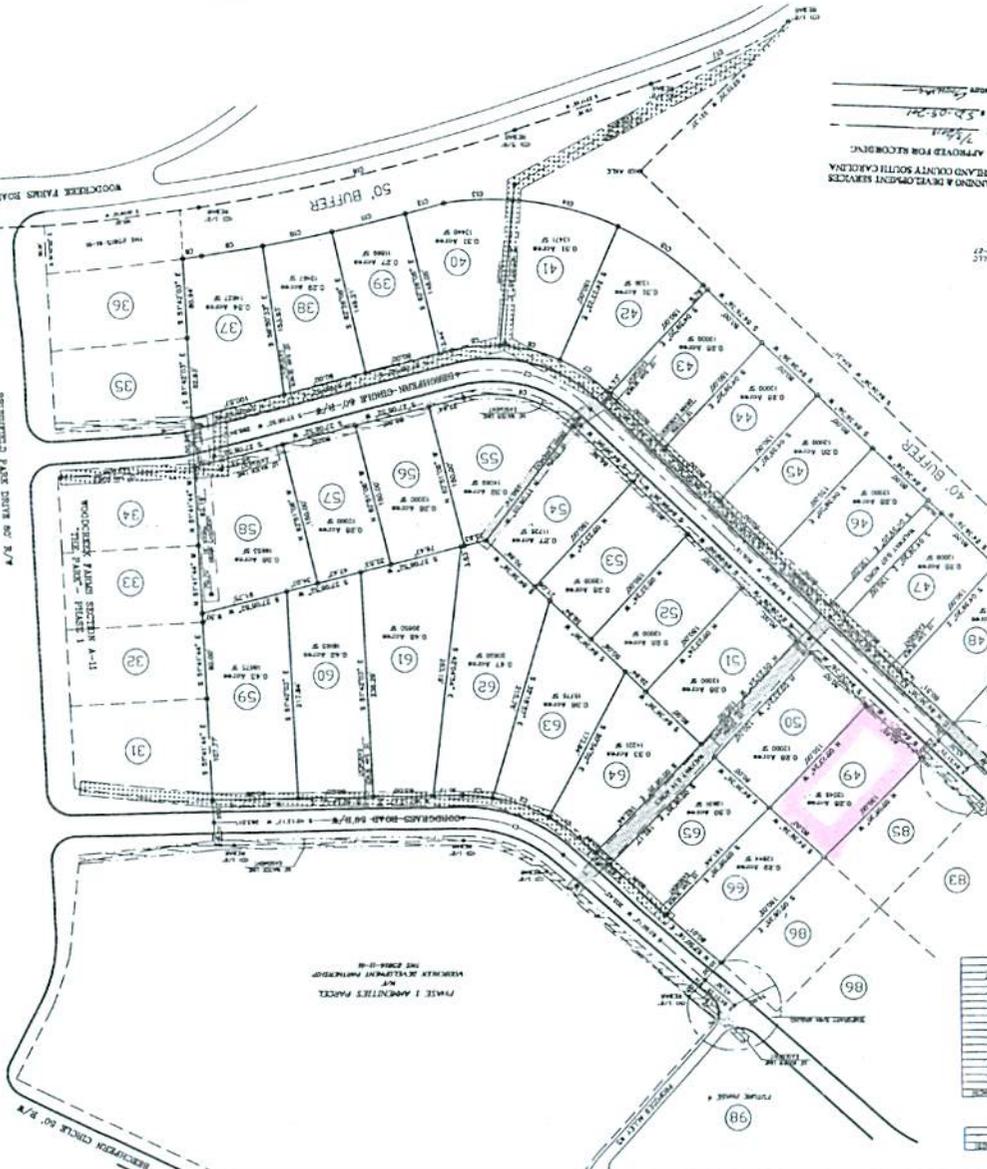
WOODCREEK FARMS SECTION A-11
 "THE PARK" - PHASE 2
 WOODCREEK FARMS SECTION A-11
 "THE PARK" - PHASE 2



NO.	DATE	REVISION / DESCRIPTION	BY
1	8/20/11	REVISION PER CITY OF COLUMBIA	WMS
2	11/11/11	REVISION FOR FINANCIAL REVIEW	WMS

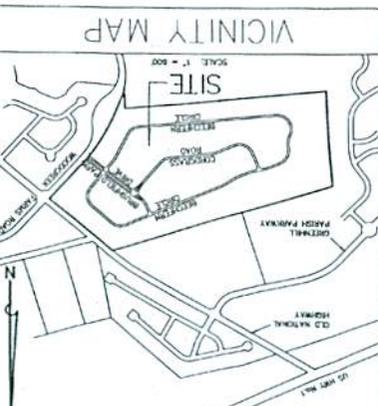
DATE: 11/17/2012	TIME: 10:00-12:30
CITY: # 15-434-112	NO. 1
NO. 1	1

NOTES:
 1. THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT FOR THE PURPOSE OF A PERMIT APPLICATION TO THE CITY OF COLUMBIA. THE ARCHITECT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.
 2. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.
 3. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.
 4. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.
 5. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.



ROADWAY CURVE DATA

STATION	PC	PT	PI	PT	PC	CURVE DATA
1+00	1+00	1+00	1+00	1+00	1+00	100' RADIUS
1+10	1+10	1+10	1+10	1+10	1+10	100' RADIUS
1+20	1+20	1+20	1+20	1+20	1+20	100' RADIUS
1+30	1+30	1+30	1+30	1+30	1+30	100' RADIUS
1+40	1+40	1+40	1+40	1+40	1+40	100' RADIUS
1+50	1+50	1+50	1+50	1+50	1+50	100' RADIUS
1+60	1+60	1+60	1+60	1+60	1+60	100' RADIUS
1+70	1+70	1+70	1+70	1+70	1+70	100' RADIUS
1+80	1+80	1+80	1+80	1+80	1+80	100' RADIUS
1+90	1+90	1+90	1+90	1+90	1+90	100' RADIUS
2+00	2+00	2+00	2+00	2+00	2+00	100' RADIUS
2+10	2+10	2+10	2+10	2+10	2+10	100' RADIUS
2+20	2+20	2+20	2+20	2+20	2+20	100' RADIUS
2+30	2+30	2+30	2+30	2+30	2+30	100' RADIUS
2+40	2+40	2+40	2+40	2+40	2+40	100' RADIUS
2+50	2+50	2+50	2+50	2+50	2+50	100' RADIUS
2+60	2+60	2+60	2+60	2+60	2+60	100' RADIUS
2+70	2+70	2+70	2+70	2+70	2+70	100' RADIUS
2+80	2+80	2+80	2+80	2+80	2+80	100' RADIUS
2+90	2+90	2+90	2+90	2+90	2+90	100' RADIUS
3+00	3+00	3+00	3+00	3+00	3+00	100' RADIUS
3+10	3+10	3+10	3+10	3+10	3+10	100' RADIUS
3+20	3+20	3+20	3+20	3+20	3+20	100' RADIUS
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3+60	3+60	3+60	3+60	3+60	3+60	100' RADIUS
3+70	3+70	3+70	3+70	3+70	3+70	100' RADIUS
3+80	3+80	3+80	3+80	3+80	3+80	100' RADIUS
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4+30	4+30	4+30	4+30	4+30	4+30	100' RADIUS
4+40	4+40	4+40	4+40	4+40	4+40	100' RADIUS
4+50	4+50	4+50	4+50	4+50	4+50	100' RADIUS
4+60	4+60	4+60	4+60	4+60	4+60	100' RADIUS
4+70	4+70	4+70	4+70	4+70	4+70	100' RADIUS
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4+90	4+90	4+90	4+90	4+90	4+90	100' RADIUS
5+00	5+00	5+00	5+00	5+00	5+00	100' RADIUS
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5+30	5+30	5+30	5+30	5+30	5+30	100' RADIUS
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5+50	5+50	5+50	5+50	5+50	5+50	100' RADIUS
5+60	5+60	5+60	5+60	5+60	5+60	100' RADIUS
5+70	5+70	5+70	5+70	5+70	5+70	100' RADIUS
5+80	5+80	5+80	5+80	5+80	5+80	100' RADIUS
5+90	5+90	5+90	5+90	5+90	5+90	100' RADIUS
6+00	6+00	6+00	6+00	6+00	6+00	100' RADIUS
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6+30	6+30	6+30	6+30	6+30	6+30	100' RADIUS
6+40	6+40	6+40	6+40	6+40	6+40	100' RADIUS
6+50	6+50	6+50	6+50	6+50	6+50	100' RADIUS
6+60	6+60	6+60	6+60	6+60	6+60	100' RADIUS
6+70	6+70	6+70	6+70	6+70	6+70	100' RADIUS
6+80	6+80	6+80	6+80	6+80	6+80	100' RADIUS
6+90	6+90	6+90	6+90	6+90	6+90	100' RADIUS
7+00	7+00	7+00	7+00	7+00	7+00	100' RADIUS
7+10	7+10	7+10	7+10	7+10	7+10	100' RADIUS
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7+30	7+30	7+30	7+30	7+30	7+30	100' RADIUS
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7+60	7+60	7+60	7+60	7+60	7+60	100' RADIUS
7+70	7+70	7+70	7+70	7+70	7+70	100' RADIUS
7+80	7+80	7+80	7+80	7+80	7+80	100' RADIUS
7+90	7+90	7+90	7+90	7+90	7+90	100' RADIUS
8+00	8+00	8+00	8+00	8+00	8+00	100' RADIUS
8+10	8+10	8+10	8+10	8+10	8+10	100' RADIUS
8+20	8+20	8+20	8+20	8+20	8+20	100' RADIUS
8+30	8+30	8+30	8+30	8+30	8+30	100' RADIUS
8+40	8+40	8+40	8+40	8+40	8+40	100' RADIUS
8+50	8+50	8+50	8+50	8+50	8+50	100' RADIUS
8+60	8+60	8+60	8+60	8+60	8+60	100' RADIUS
8+70	8+70	8+70	8+70	8+70	8+70	100' RADIUS
8+80	8+80	8+80	8+80	8+80	8+80	100' RADIUS
8+90	8+90	8+90	8+90	8+90	8+90	100' RADIUS
9+00	9+00	9+00	9+00	9+00	9+00	100' RADIUS
9+10	9+10	9+10	9+10	9+10	9+10	100' RADIUS
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9+30	9+30	9+30	9+30	9+30	9+30	100' RADIUS
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9+50	9+50	9+50	9+50	9+50	9+50	100' RADIUS
9+60	9+60	9+60	9+60	9+60	9+60	100' RADIUS
9+70	9+70	9+70	9+70	9+70	9+70	100' RADIUS
9+80	9+80	9+80	9+80	9+80	9+80	100' RADIUS
9+90	9+90	9+90	9+90	9+90	9+90	100' RADIUS



WOODCREEK FARMS SECTION A-11
 "THE PARK" - PHASE 2
 WOODCREEK FARMS SECTION A-11
 "THE PARK" - PHASE 2



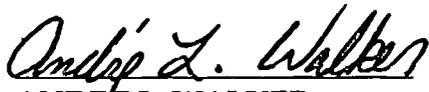
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

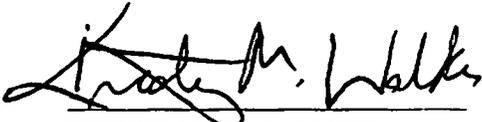
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.28 acres, more or less, being shown and delineated as Lot 51 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-17

Property Address: 1361 BEECHFERN CIRCLE


ANDRE L. WALKER

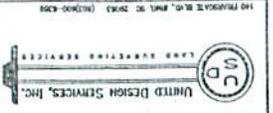
Date: 5/21/2016


KRISTY M. WALKER

Date: 5/21/16

Book 2122-2322
2016045062 06/20/2016 13 40 47 923 Notice
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00

2016045062 John T. Hopkins II Richland County R O D



I HAVE CHECKED THE PLANS AND FOUND THE INFORMATION TO BE CORRECT AND ACCURATE AS SHOWN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE INFORMATION PROVIDED HEREON.

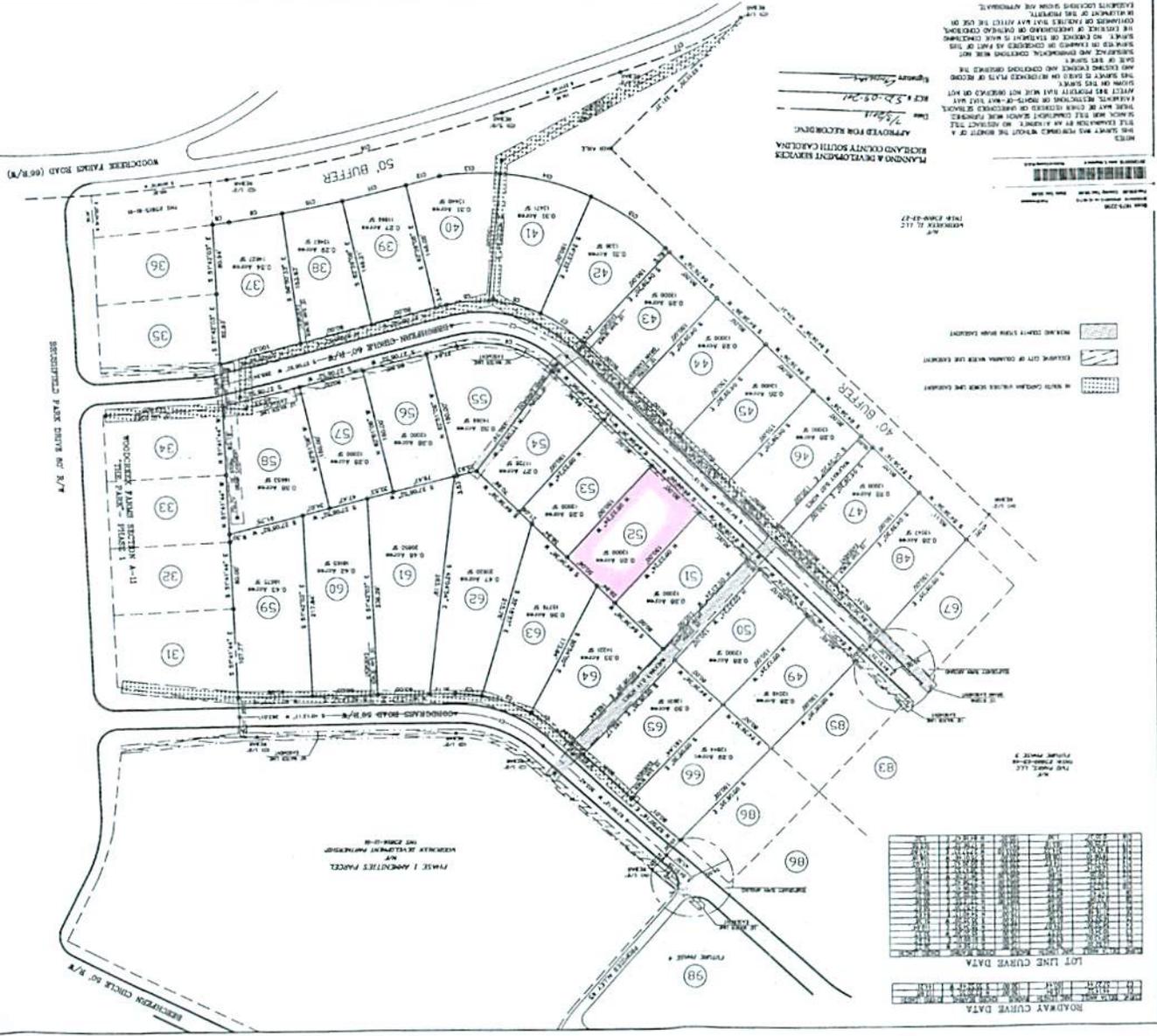
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2



NO.	DATE	REVISION / DESCRIPTION
1	9/25/13	ISSUE FOR PERMIT
2	10/15/13	REVISED PER CITY OF COLUMBIA

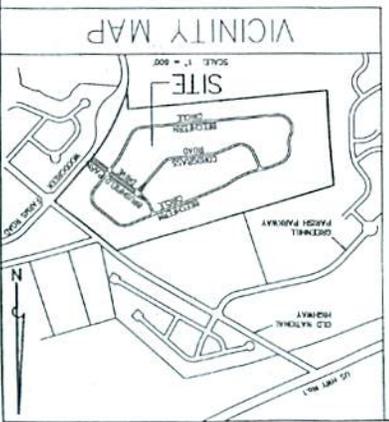


DATE: 10/15/2013
 PROJECT: WOODCREEK FARMS SECTION A-11
 SHEET: 1 OF 1



LOT LINE CURVE DATA

LOT NO.	BEARING	DISTANCE	CURVE DATA
31	N 0° 0' 0" E	100.00	
32	N 45° 0' 0" E	100.00	
33	N 90° 0' 0" E	100.00	
34	N 135° 0' 0" E	100.00	
35	N 180° 0' 0" E	100.00	
36	N 225° 0' 0" E	100.00	
37	N 270° 0' 0" E	100.00	
38	N 315° 0' 0" E	100.00	
39	N 360° 0' 0" E	100.00	
40	N 0° 0' 0" E	100.00	
41	N 45° 0' 0" E	100.00	
42	N 90° 0' 0" E	100.00	
43	N 135° 0' 0" E	100.00	
44	N 180° 0' 0" E	100.00	
45	N 225° 0' 0" E	100.00	
46	N 270° 0' 0" E	100.00	
47	N 315° 0' 0" E	100.00	
48	N 360° 0' 0" E	100.00	
49	N 0° 0' 0" E	100.00	
50	N 45° 0' 0" E	100.00	
51	N 90° 0' 0" E	100.00	
52	N 135° 0' 0" E	100.00	
53	N 180° 0' 0" E	100.00	
54	N 225° 0' 0" E	100.00	
55	N 270° 0' 0" E	100.00	
56	N 315° 0' 0" E	100.00	
57	N 360° 0' 0" E	100.00	
58	N 0° 0' 0" E	100.00	
59	N 45° 0' 0" E	100.00	
60	N 90° 0' 0" E	100.00	
61	N 135° 0' 0" E	100.00	
62	N 180° 0' 0" E	100.00	
63	N 225° 0' 0" E	100.00	
64	N 270° 0' 0" E	100.00	
65	N 315° 0' 0" E	100.00	
66	N 360° 0' 0" E	100.00	
67	N 0° 0' 0" E	100.00	
68	N 45° 0' 0" E	100.00	
69	N 90° 0' 0" E	100.00	
70	N 135° 0' 0" E	100.00	
71	N 180° 0' 0" E	100.00	
72	N 225° 0' 0" E	100.00	
73	N 270° 0' 0" E	100.00	
74	N 315° 0' 0" E	100.00	
75	N 360° 0' 0" E	100.00	
76	N 0° 0' 0" E	100.00	
77	N 45° 0' 0" E	100.00	
78	N 90° 0' 0" E	100.00	
79	N 135° 0' 0" E	100.00	
80	N 180° 0' 0" E	100.00	
81	N 225° 0' 0" E	100.00	
82	N 270° 0' 0" E	100.00	
83	N 315° 0' 0" E	100.00	
84	N 360° 0' 0" E	100.00	
85	N 0° 0' 0" E	100.00	
86	N 45° 0' 0" E	100.00	
87	N 90° 0' 0" E	100.00	
88	N 135° 0' 0" E	100.00	
89	N 180° 0' 0" E	100.00	
90	N 225° 0' 0" E	100.00	
91	N 270° 0' 0" E	100.00	
92	N 315° 0' 0" E	100.00	
93	N 360° 0' 0" E	100.00	
94	N 0° 0' 0" E	100.00	
95	N 45° 0' 0" E	100.00	
96	N 90° 0' 0" E	100.00	
97	N 135° 0' 0" E	100.00	
98	N 180° 0' 0" E	100.00	



WOODCREEK FARMS SECTION A-11
 THE PARK - PHASE 2
 1100 W. BROADWAY, SUITE 1000, HOUSTON, TEXAS 77002
 (713) 866-1100
 FAX (713) 866-1101
 www.udsinc.com

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

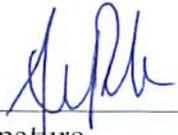
Property Description: All that certain piece, parcel of lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 43 on a Final Plat of Woodcreek Farms, Section A-11, "The Park, Phase 2," by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated herein by reference for a more complete and accurate description of the Property, all measurements being a little more or less.

Derivation: This being the same property conveyed to NVR, Inc., by deed of Two Parks, LLC, dated May 29, 2014, and recorded May 29, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1948 at Page 2811.

Richland County TMS: 25815-01-11

Property Address: 1378 BEECHFERN CIRCLE

INVESTED PROPERTIES, LLC

BY: 
Signature

Date: 5/18/16

Tim Petrac
(Print or Type Name)


Witness

Its: Pres. LLC
(Print or Type Title)

Witness

Book 2122-2320

2016045061 06/20/2016 13:40:47 847

Fee: \$0.00 County Tax: \$0.00

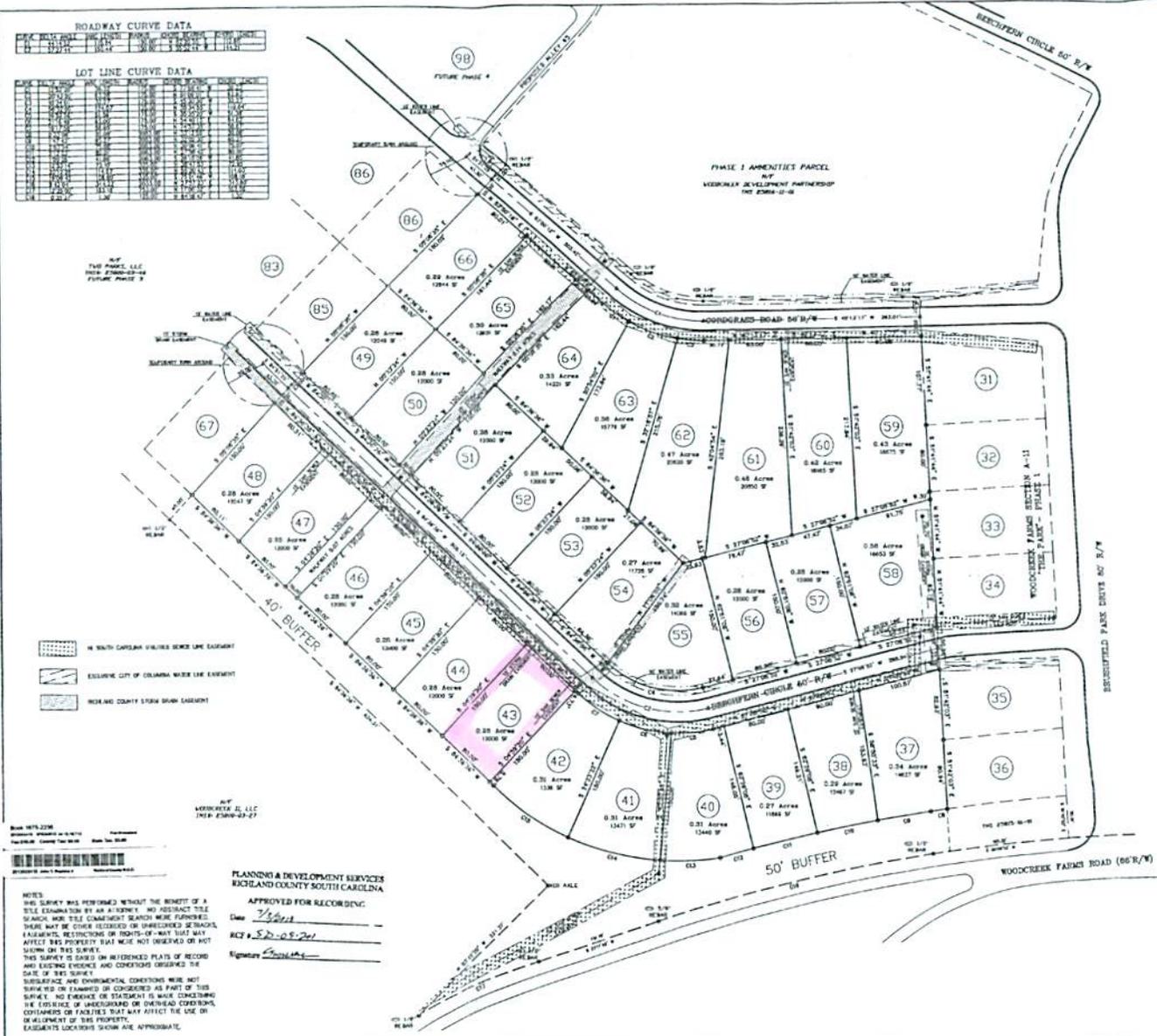
Notice
State Tax: \$0.00



2016045061

John T. Hopkins II

Richland County R O D



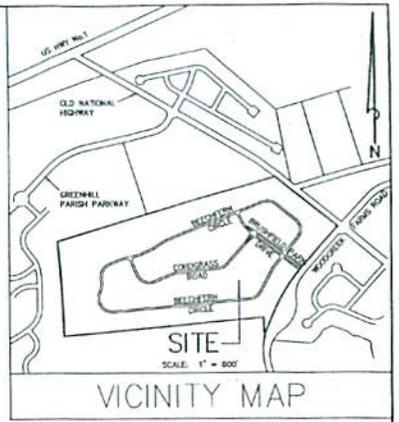
THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803) 699-9197

THE SEWER OPERATOR IS:
SOUTH CAROLINA UTILITIES INC.
1725 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803) 699-7424

THE WATER OPERATOR IS:
CITY OF COLUMBIA
WATER SERVICE, BOX 147
COLUMBIA, S.C. 29217
TEL: (803) 251-3400

THE ENGINEER IS:
MDC ENGINEERING, LLC
2127 FLEMING FARM
DANFORTH ACRE, SC 29066
TEL: (803) 697-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
180 FRASCRATE BLVD.
SPRING, S.C. 29083
TEL: (803) 753-9442



- NOTES & REFERENCES:**
- 1) PHASE 2 LOT LINES SHOWN WITH 10' BUFFER EXCEPT FOR AREAS OF COMMON AREA/PAVEMENT.
 - 2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 2000-03-20 IS SHOWN FOR REFERENCE.
 - 3) EXISTING DRAINAGE PATTERN SHOWN FOR REFERENCE.
 - 4) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 5) PORTION OF RICHLAND COUNTY TAX MAP SHEET 2000-03-20 IS SHOWN FOR REFERENCE.
 - 6) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 7) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 8) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 9) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 10) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 11) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.
 - 12) ALL COMMON AREAS ARE TO REMAIN UNDEVELOPED EXCEPT FOR PUBLIC USE.



PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING:
Date: 7/2/2012
RCP # 52-05-241
Signature: [Signature]

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ASSURANCE TITLE SEARCH NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDS OR UNRECORDED SERVICES, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT REVEALED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON UNRECORDED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD COORDINATES, CONTAMINANTS OR FACTORS THAT MAY AFFECT THE USE OR OCCUPANCY OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRASCRATE BLVD., #100, SC 29083 (803) 600-4300

I HAVE COMPILED THE FINAL FLOOD REFERENCE DATE MAP PANEL, 4500' GRID & DATED 08-29-2010 AND FLOOD REFERENCE DATE MAP PANEL, 4500' GRID & DATED 08-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNUAL SURVEYING MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND SUBJECTS TO THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN OBSTRUCTIONS OR FACTORS OTHER THAN SHOWN.

FINAL PLAT OF
**WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2**
RICHLAND COUNTY - COLUMBIA, S.C.

NO.	DATE	REVISION / DESCRIPTION	BY
1	8/27/11	REVISION PER CITY OF COLUMBIA	MSD
2	4/24/12	REVISION PER RICHLAND COUNTY	MSD

DATE: 11/01/2012
T.M.S.# 20000-03-20
PORTION OF
CITY FILE# 222-224
SHEET
1 OF 1



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

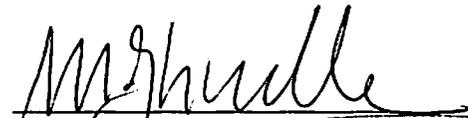
PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.34 acres, more or less, being shown and delineated as Lot 37 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-01-05

Property Address: 1412 BEECHFERN CIRCIE


MICHAEL J. L. VANTOOREN

Date: 6/12/2016

UNITED DESIGN SERVICES, INC.
 1000 CHURCH ST. SUITE 1000
 WASHINGTON, D.C. 20004
 (202) 462-1100

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF UNITED DESIGN SERVICES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UNITED DESIGN SERVICES, INC.

WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2



NO.	DATE	REVISION / DESCRIPTION
1	11/22/88	ISSUED FOR PERMIT
2	11/22/88	REVISED PER CITY COMMENTS

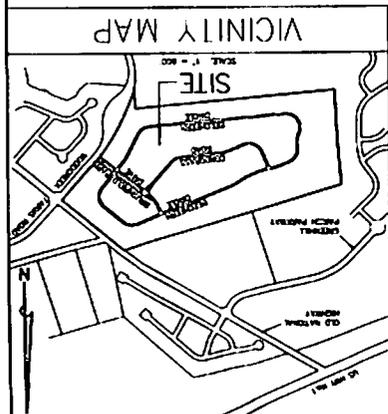
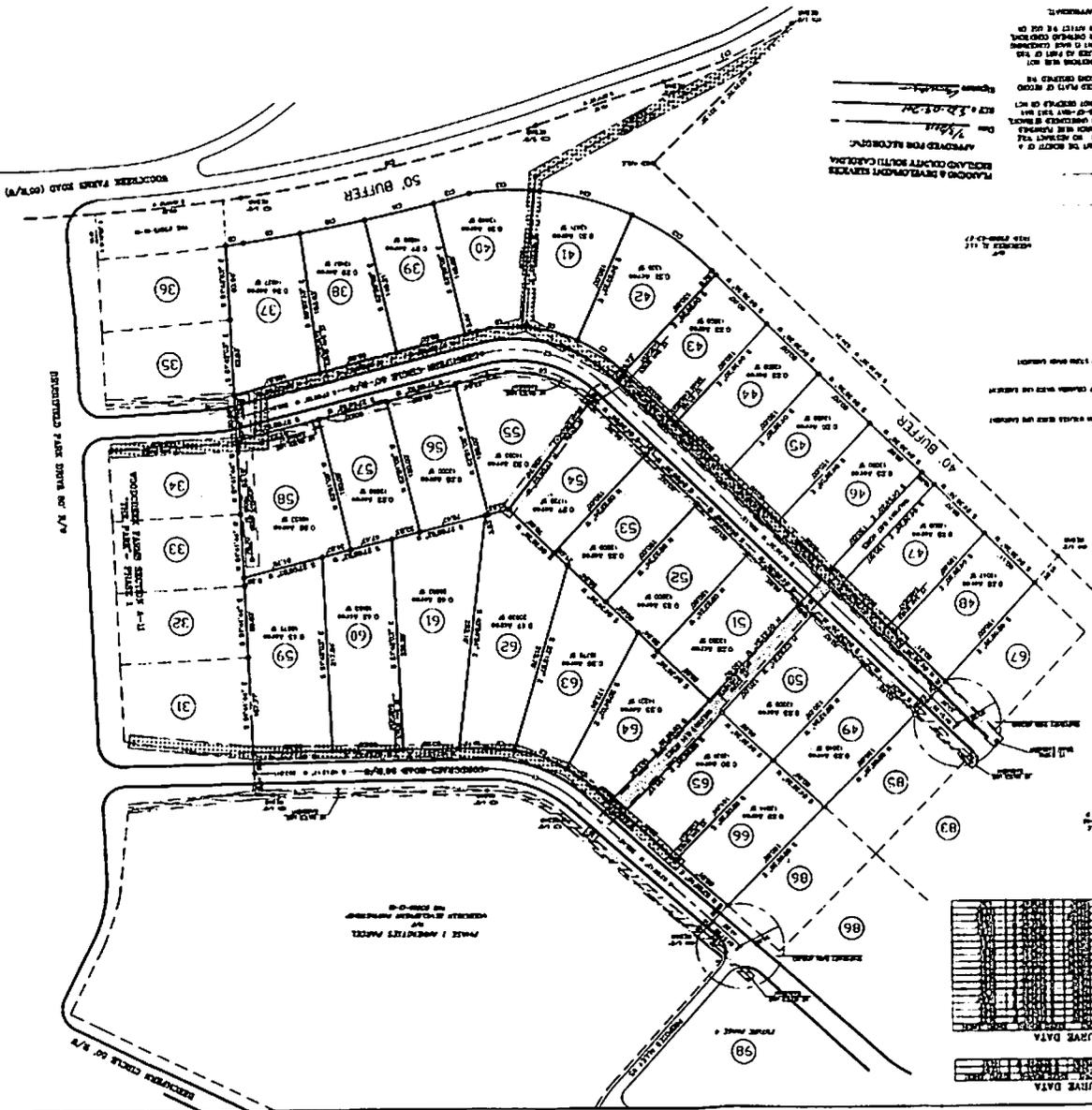
DATE: 11/22/88	SCALE: 1" = 40'
PROJECT NO: 88-001	
OWNER: WOODCREEK FARMS	
DESIGNER: UNITED DESIGN SERVICES, INC.	

ROADWAY CURVE DATA

STATIONING	PC	PT	PI	PE	CS	CE	CL	CR
0+00	0+00	0+10	0+05	0+20	100'	100'	100'	100'

LOT LINE CURVE DATA

LOT NO.	PC	PT	PI	PE	CS	CE	CL	CR
31	0+00	0+10	0+05	0+20	100'	100'	100'	100'



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