



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PETITION FOR ANNEXATION

The undersigned, being at least seventy-five percent (75%) of the freeholders owning at least seventy-five percent (75%) of the assessed value of the contiguous territory described below, hereby petition the Mayor and City Council for annexation of said territory to the City of Columbia, South Carolina pursuant to S.C. Code § 5-3-150(1).

The territory to be annexed is described as follows: (See description and plats in "Exhibit A" and map in "Exhibit B" of this petition)

Date: 5/31/22



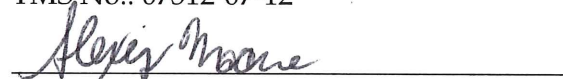
**Aron M. Olson**  
Property Address: 1527 Atlantic Drive  
TMS No.: 07312-07-11

Date: \_\_\_\_\_

**SFR3-004 LLC, a Delaware limited liability company**

Property Address: 1525 Atlantic Drive  
TMS No.: 07312-07-12

Date: 5/31/22



**Alexis Moore**  
Property Address: 1521 Atlantic Drive and  
N1521 Atlantic Drive  
TMS No.: 07312-07-13 and 07312-07-14

Date: 5/31/22



**Michael Kuhn**  
Property Address: 1521 Atlantic Drive and  
N1521 Atlantic Drive  
TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022



**Carlos R. Avalos**  
Property Address: 1509 Atlantic Drive  
TMS No.: 07312-07-15

Date: 5/31/22



**Brittany E. Crowley**  
Property Address: 1509 Atlantic Drive  
TMS No.: 07312-07-15

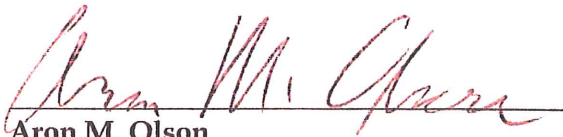
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PETITION FOR ANNEXATION

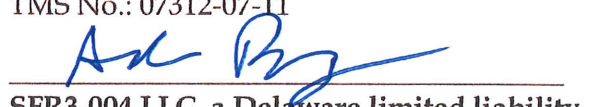
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Date: 5/31/22

  
**Aron M. Olson**  
Property Address: 1527 Atlantic Drive  
TMS No.: 07312-07-11

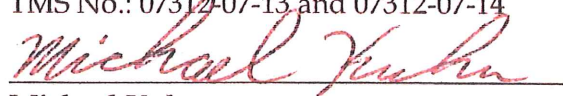
Date: 6/30/22

  
**SFR3-004 LLC, a Delaware limited liability company**  
Property Address: 1525 Atlantic Drive  
TMS No.: 07312-07-12


Date: 5/31/22

  
**Alexis Moore**  
Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive  
TMS No.: 07312-07-13 and 07312-07-14

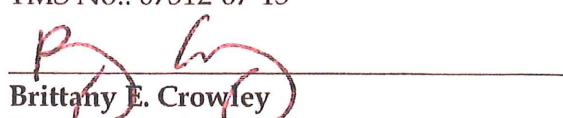
Date: 5/31/22

  
**Michael Kuhn**  
Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive  
TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022

  
**Carlos R. Avalos**  
Property Address: 1509 Atlantic Drive  
TMS No.: 07312-07-15

Date: 5/31/22

  
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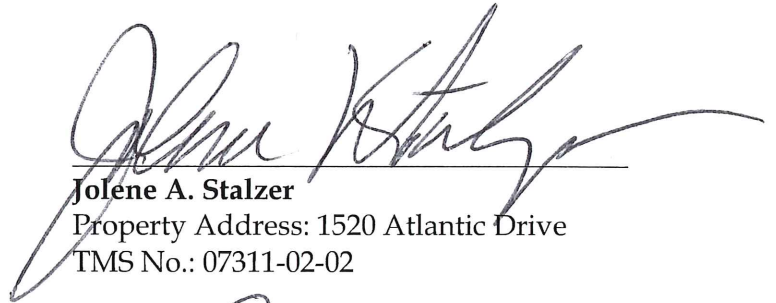
STATE OF SOUTH CAROLINA    )  
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PETITION FOR ANNEXATION


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The territory to be annexed is described as follows: (*See description and plats in "Exhibit A" and map in "Exhibit B" of this petition*)

Date: 6/01/22

  
\_\_\_\_\_  
**Jolene A. Stalzer**  
Property Address: 1520 Atlantic Drive  
TMS No.: 07311-02-02

Date: 5-31-22

  
\_\_\_\_\_  
**Domonick Geonellie, II**  
Property Address: 1500 Atlantic Drive and  
1230 Balsam Road  
TMS No.: 07311-02-01

## Exhibit "A"

### Property Description

All that certain piece, parcel or lot of land, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 9, Block "KK", 0.35 acre, on a Plat prepared for Domonick Geonellie II by Ben Whetstone Associates, dated June 14, 2017, and recorded on June 21, 2017, in the Office of Register of Deeds for Richland County in Book 2221, Page 1195, and having such boundaries and measurements as are shown on said plat, all measurements being a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot Eleven (11) on a plat prepared for Stuart N Russ by Inman Land Surveying Co., Inc., dated March 4, 1998, recorded in Plat/Record Book 20 at Page 698; reference being made to said plat for a more complete description; be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Atlantic Drive, formerly North End Drive, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 10, Block KK, on a plat prepared for Jolene A. Stalzer, by Cox and Dinkins, Inc. , dated September 24, 1988, recorded in the Office of the Register of Deeds for Richland County in Plat Book 52 at Page 3607, said lot having the following metes and bounds, to-wit: On the Northeast by Lot 11, Block KK, whereon it measures One Hundred Fifty-eight and 47100 (158.47') feet, on the Southeast by a portion of Lot 7, Block KK, whereon it measures Sixty-five and 13/100 (65.13') feet, on the Southwest by Lots 8 and 9 of Block KK, whereon it measures a total of One Hundred Seventy-three and 63/100 (173.63') feet; and, on the Northwest fronting Atlantic Drive, formerly known as North End Drive whereon it measures One Hundred and no/100 (100') feet, be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 12 on a plat map showing subdivision of 57 ¼ acres, property of Sarah and Esther Huffman, and recorded on November 13, 1956 in

the office of the Register of Deeds for Richland County in Plat Book 8 at page 518. Reference to said plat is made for a more complete and accurate description.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 13 & Part of Lot 14, Block A, 0.46 acres, on a plat prepared for Rebecca L. Kapaldo by American Engineering Consultants, Inc., dated May 21, 2013, and recorded in Record Book 1866 at page 2560. Reference to said plat is made for a more complete and accurate description. Be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Leverne Pertell & Eve D. Pertell by Belter & Associates, Inc., dated April 29, 1997, and recorded in the Office of the Rod for Richland County on June 4, 1997 in Plat Book 56 at Page 8878; with reference being made to said plat for a more complete and accurate description thereon, all measurements being a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated on a plat prepared for Grady W. and Annie Jo Cato by Ralph O. Vanadore, Professional Land Surveyor, dated March 22, 1999 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 300 at Page 751; and having such shapes, courses, distances, metes and bounds as shown upon said plat, all measurements being a little more or less, reference being craved thereto as often as necessary for a more complete and accurate description.

Said properties being further shown and delineated as "Area Proposed for Annexation" on the attached Exhibit "B".

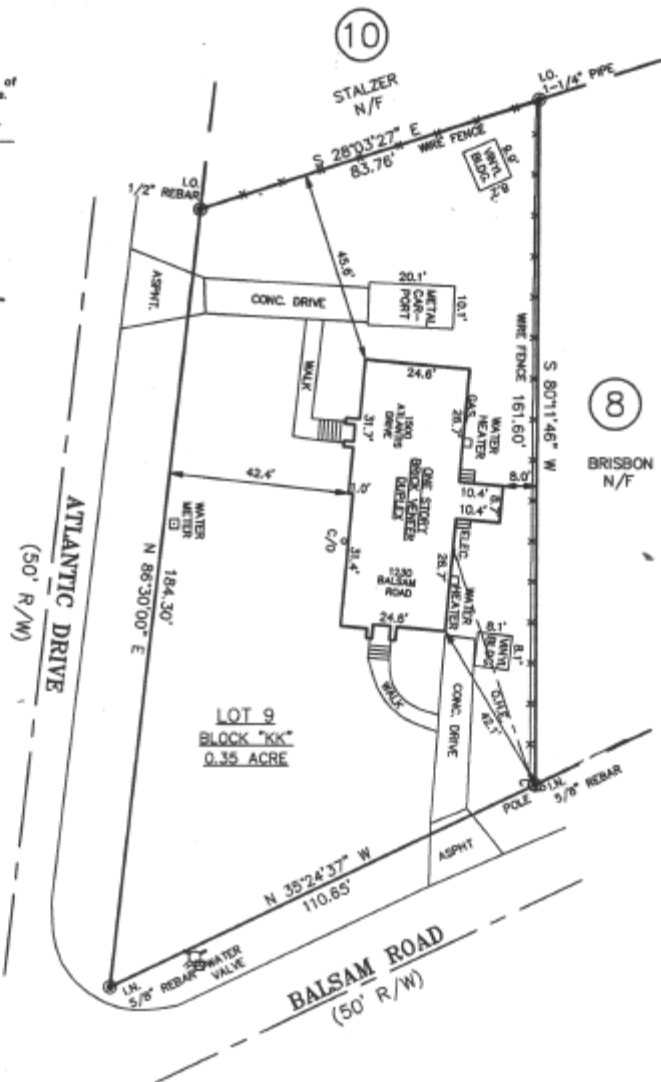
**NOTE:**  
LOT MAY BE SUBJECT TO EASEMENTS,  
RESTRICTIONS & SETBACKS OF RECORD.

**EXEMPTION FROM REVIEW PROCESS**  
This plat is a RESURVEY of an existing lot of  
record with no changes to existing lot lines.

*Benjamin H. Whetstone*  
Registered Surveyor  
Benjamin H. Whetstone  
PLS # 2904 SC



Book 2221-1185  
2017/06/14 06:07:07 11:38:18:00 File Standard  
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
2017/06/14 John T. Hopkins II Richard Curry R.O.D.



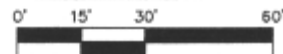
LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 9, BLOCK "KK", ON PLAT OF HUFFMAN HEIGHTS,  
THE PROPERTY OF THE HEIRS OF JOE S. HUFFMAN BY KARL B. SHULER, DATED SEPTEMBER 3, 1947, AND RECORDED  
IN PLAT BOOK M, PAGE 14, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMN# 07311-02-01

PLAT PREPARED FOR

**DOMONICK GEONELLIE II**

BEN WHETSTONE ASSOCIATES  
1321 AUGUSTA ROAD  
WEST COLUMBIA, S.C. 29169  
PHONE (803) 791-8467

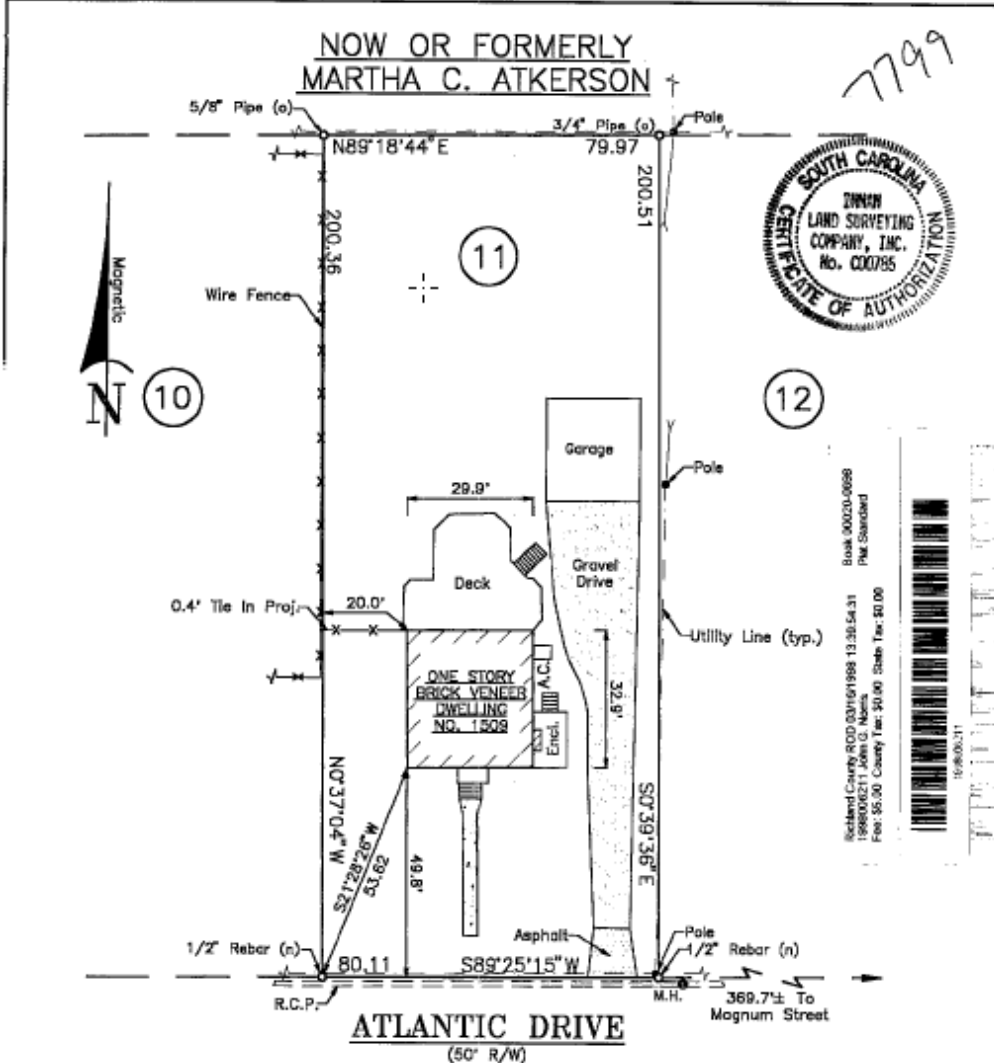
JUNE 14, 2017  
SCALE: 1" = 30'



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS  
"B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB NO. 06-17-017

*Benjamin H. Whetstone*  
BENJAMIN H. WHETSTONE, R.L.S.  
S.C. REGISTRATION NUMBER #2904



PLAT PREPARED FOR:  
**STUART N. RUSS**  
RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: MARCH 4, 1998 PROJECT NO.: 9802096

SCALE: 1"=30'  
0' 15' 30' 60'

TOTAL AREA = 0.37 ACRE  
RATIO OF PRECISION = 1/10,000  
AREA BY COORDINATE METHOD

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard P. Inman*  
RICHARD P. INMAN, P.L.S. NO. 13385

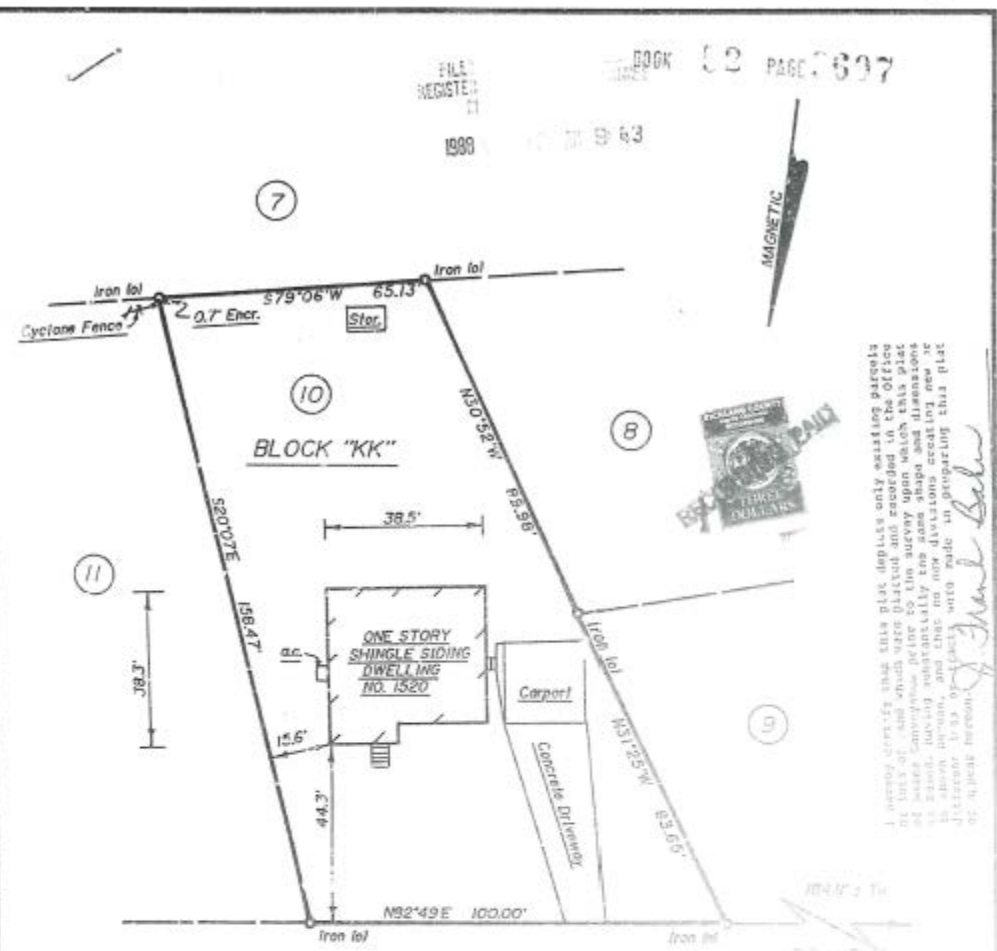
REFERENCE:  
THE SAME BEING SHOWN AND DESIGNATED AS LOT NO. 11, ON A PLAT PREPARED FOR MICHAEL R. NATIONS, BY MICHAEL T. ARANT & ASSOCIATES, INC., DATED OCTOBER 25, 1994, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 55, PAGE 5194.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 450170 0091 G; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, B, OR V.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND DULY RECORDED IN THE REGISTER OF DEEDS IN PLAT BOOK 55, PAGE 5194, PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

**INMAN LAND SURVEYING COMPANY, INC.**  
2000 PARK STREET SUITE 208 COLUMBIA SOUTH CAROLINA 29201  
PHONE 252-1797 FAX 252-1798

FILE REGISTERED 1988  
BOOK 52 PAGE 3607



I HEREBY CERTIFY THAT THE ONLY EXISTING PARTS OF THE PLAT WHICH ARE NOT SHOWN ON THIS PLAT ARE THE ENCROACHMENT OF 2.0 FEET ON THE NORTHWEST CORNER OF THE DWELLING AND THE CONCRETE DRIVEWAY WHICH IS SHOWN ON THE PLAT AS BEING 10 FEET WIDE AND 10 FEET LONG. THE DISTANCE FROM THE CORNER OF THE DWELLING TO THE CENTER OF THE DRIVEWAY IS 10 FEET. THE DISTANCE FROM THE CORNER OF THE DWELLING TO THE CENTER OF THE DRIVEWAY IS 10 FEET.

*K. B. Shuler*

ATLANTIC ROAD  
FORMERLY NORTH END DRIVE  
150' R/W

PLAT PREPARED FOR

**JOLENE A. STALZER**

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

THE SAME BEING DESIGNATED AS LOT NO. 10, BLOCK "KK", ON MAP SHOWING REVISION AND EXTENSION OF HUFFMAN HEIGHTS, BY KARL B. SHULER, DATED SEPTEMBER 3, 1947, AND RECORDED IN THE OFFICE OF REGISTER OF MESSE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "M", PAGE 14.

SEPTEMBER 24, 1988

**COX and DINKINS, INC.**  
ENGINEERS & SURVEYORS  
614 HOLLY STREET ; COLUMBIA, S. C. - 29203



I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THE ABOVE PLAT ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Navigation bar with icons for zoom in (+), zoom out (-), 47.8% zoom level, and other navigation controls.

8-518

FILED  
MAY 18 12 23 PM '56

**MAP**  
SHOWING SUBDIVISION  
OF 57 1/4 ACRES  
PROPERTY OF  
**SARAH AND ESTHER HUFFMAN**

HUFFMAN HEIGHTS

T 9 W ELMGREN



HUFFMAN HEIGHTS

Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension - Exhibit A

Book 1866-2560  
 2013044924 6/4/2013 15:47:44:507 Plat Standard  
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
 2013044924 John T. Hopkins II Richland County R.O.D.

N/E  
**CECIL SEIGLER**  
 T.M.S. #07312-07-02

N/E  
**DAVID GATES, IV**  
 T.M.S. #07312-07-10

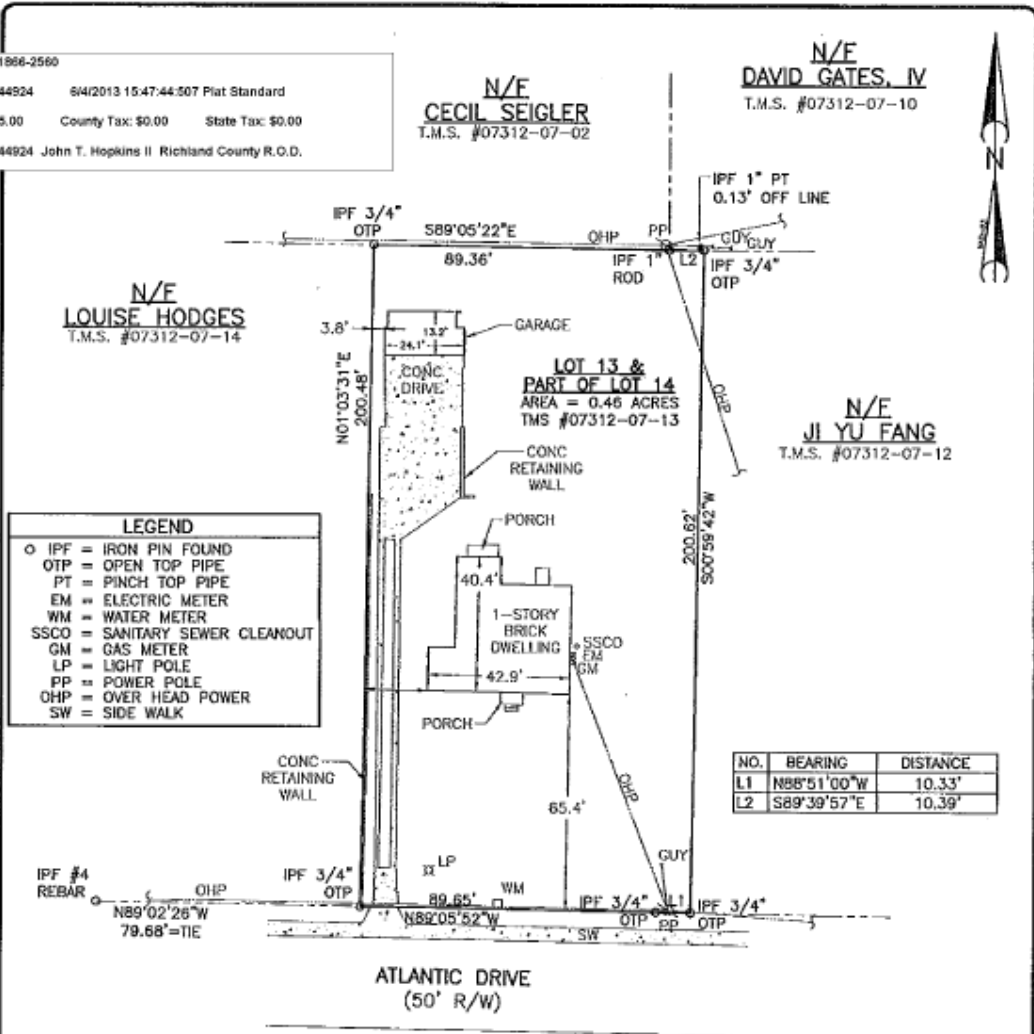
N/E  
**LOUISE HODGES**  
 T.M.S. #07312-07-14

N/E  
**JI YU FANG**  
 T.M.S. #07312-07-12

**LEGEND**

- IPF = IRON PIN FOUND
- OTP = OPEN TOP PIPE
- PT = PINCH TOP PIPE
- EM = ELECTRIC METER
- WM = WATER METER
- SSCO = SANITARY SEWER CLEANOUT
- GM = GAS METER
- LP = LIGHT POLE
- PP = POWER POLE
- OHP = OVER HEAD POWER
- SW = SIDE WALK

NO.	BEARING	DISTANCE
L1	N88°51'00"W	10.33'
L2	S89°39'57"E	10.39'



**NOTES:**

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM (FLOOD INSURANCE RATE MAP), RICHLAND COUNTY FIRM MAP NO. 45079C0091H, PANEL 91 OF 275, DATED FEBRUARY 20, 2002.

THIS PROPERTY IS LOCATED AT 1521 ATLANTIC AVENUE, IS SHOWN AS RICHLAND CO. TMS# 07312-07-13, AND IS LOCATED NEAR THE CITY LIMITS OF COLUMBIA, SC. THIS PARCEL IS SHOWN AS LOT 13 AND PART OF LOT 14, BLOCK "A" ON A PLAT PREPARED FOR SARAH AND ESTHER HUFFMAN BY KARL D. SHULER, ENGINEER, DATED MARCH 3, 1949, AND RECORDED AT RICHLAND CO. R.O.D. OFFICE IN PLAT BOOK N, PG. 20.

THIS LOT MAY BE SUBJECT TO ADDITIONAL SETBACKS OR UTILITY EASEMENTS NOT SHOWN BY THIS SURVEY.

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

*Gregory Jenness*  
 GREGORY JENNESS  
 PLS # 17928

**REFERENCES:**

1. DB 1100, PG 1223
2. DB 1116, PG 3918
3. PB 56, PG 8878
4. PB 1489, PG 2989
5. PB N, PG 20

**EXEMPTION FROM REVIEW PROCESS**

THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

*Gregory Jenness*  
 PROFESSIONAL LAND SURVEYOR  
 PRINTED NAME: GREGORY JENNESS  
 SCPLS #: 17928


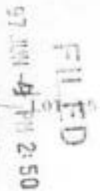

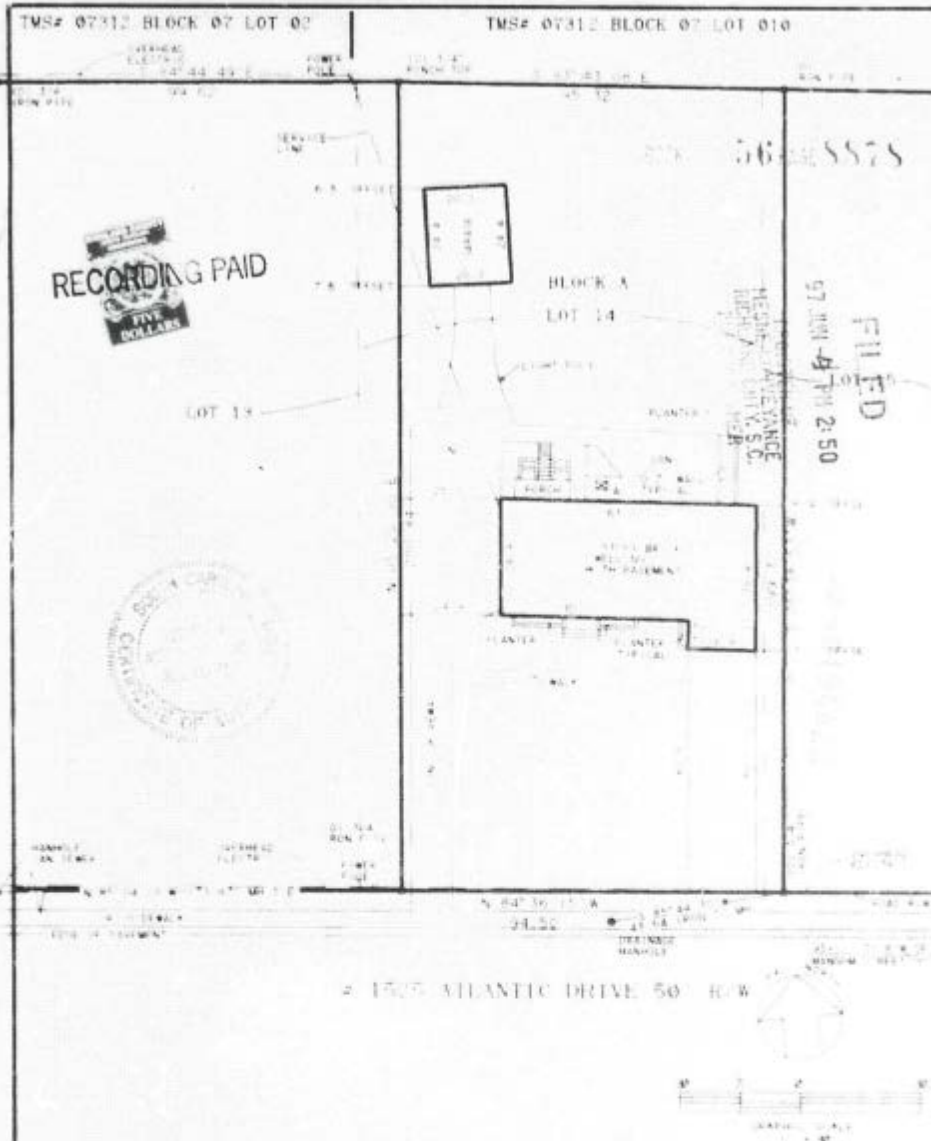


Scale 1" = 30 ft

**AEC** AMERICAN ENGINEERING CONSULTANTS, INC.  
 1360 12th Street • P.O. Box 7299 • Cayce, SC 29171  
 Phone: (803) 791-1400 • Fax: (803) 791-8110  
 Internet: www.aec-sc.com • Email: info@aec-sc.com

Closing Plat  
 PREPARED FOR  
**REBECCA L. KAPALDO**  
 Richland County, South Carolina

DATE	5/21/13	DRAWING NO.	1
SCALE	" = 30'		
DRAWN	WE/DA		
JOB NO.	13-532		
CAD FILE	CLOSING		1

TMS# 07312 BLOCK 07 LOT 02		TMS# 07312 BLOCK 07 LOT 010	
			
			
1500 ATLANTIC DRIVE 50' R.O.W.			
DATE: 04-14-04	PLAT PREPARED FOR:	TAX MAP: 07-04	
LOT AREA: 1.44 1/2 ACRES		COUNTY: HIGHLAND	
<b>LEVERNE PERTELL &amp; EVE D PERTELL</b>			
SHOWN AS: <u>MINOR PORTION OF LOT 14 &amp; BLOCK A</u> ON A PLAT OF PREPARED FOR HAROLD S. LEONARD BY: <u>BARRETT, NEEL &amp; ASSOC. ATTS., INC.</u> DATED: <u>02-22-02</u> REVISED: _____ AND SET HEREIN & THE OFFICE OF THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: <u>152</u> PAGE: <u>104</u>			
THE UNDERSIGNED, STATE THAT THE SURVEY AND THE INTERESTS AND BENEFITS OF THE SUBJECT PROPERTY HAVE BEEN RECORDED AND THAT THE SURVEY HAS OR OTHER SURVEY DATA AND PLANS FILED WITH THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: _____ PAGE: _____		THE UNDERSIGNED, STATE THAT THE SURVEY AND THE INTERESTS AND BENEFITS OF THE SUBJECT PROPERTY HAVE BEEN RECORDED AND THAT THE SURVEY HAS OR OTHER SURVEY DATA AND PLANS FILED WITH THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: _____ PAGE: _____	
ALL THE INTERESTS AND BENEFITS OF THE SUBJECT PROPERTY SHOWN HEREON MUST BE CONSIDERED AS A WHOLE AND NOT IN PART.		THE UNDERSIGNED, STATE THAT THE SURVEY AND THE INTERESTS AND BENEFITS OF THE SUBJECT PROPERTY HAVE BEEN RECORDED AND THAT THE SURVEY HAS OR OTHER SURVEY DATA AND PLANS FILED WITH THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: _____ PAGE: _____	
THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, HAS FILED THIS PLAT OF PREPARED FOR HAROLD S. LEONARD BY BARRETT, NEEL & ASSOC. ATTS., INC. DATED 02-22-02 REVISED _____ AND SET HEREIN & THE OFFICE OF THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: 152 PAGE: 104.		THE UNDERSIGNED, STATE THAT THE SURVEY AND THE INTERESTS AND BENEFITS OF THE SUBJECT PROPERTY HAVE BEEN RECORDED AND THAT THE SURVEY HAS OR OTHER SURVEY DATA AND PLANS FILED WITH THE CLERK OF COURTS, HIGHLAND COUNTY, NORTH CAROLINA, BOOK: _____ PAGE: _____	

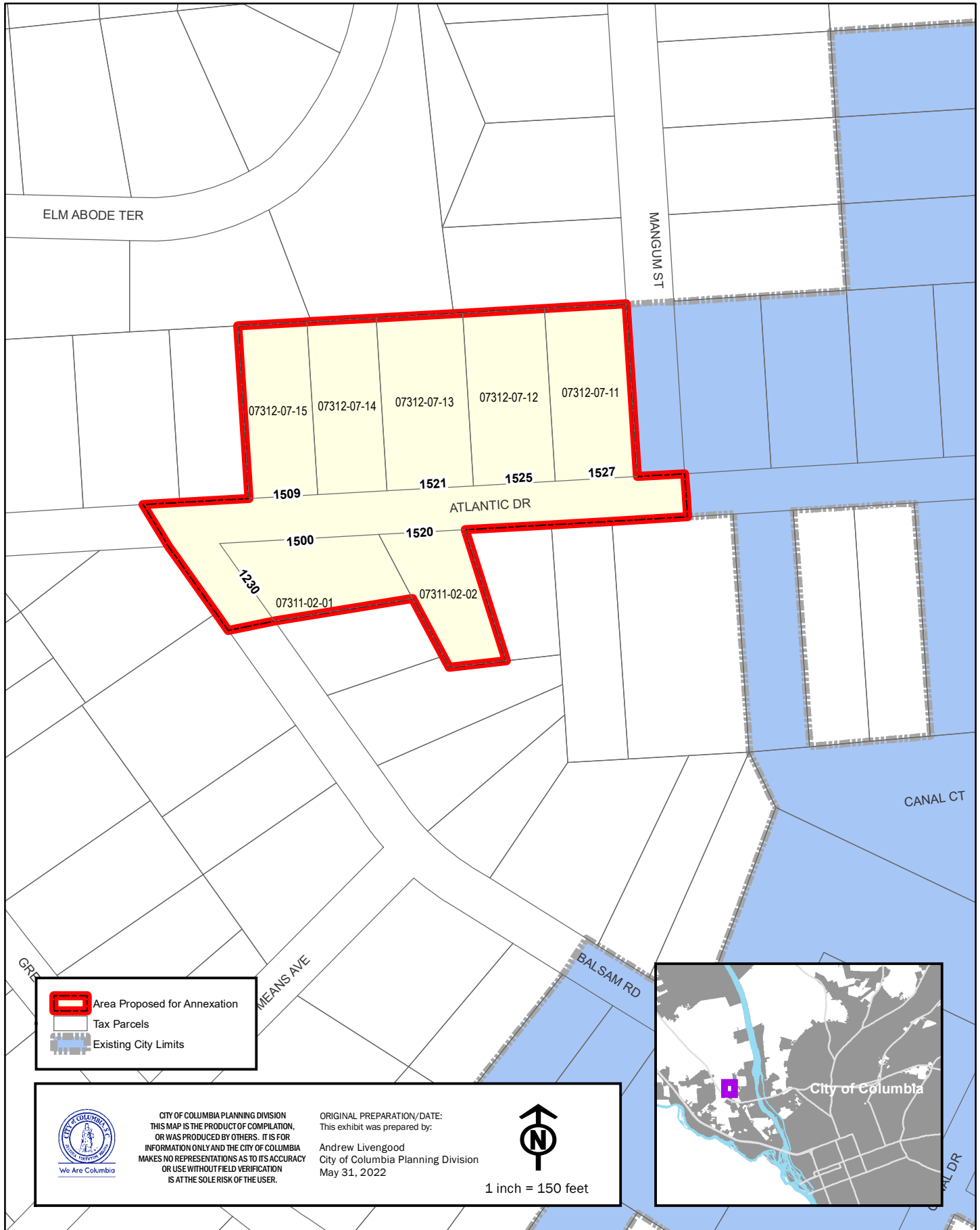
BELLETT & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 144 PRIVATEGATE BOULEVARD, #100, SOUTH CAROLINA 29665 TELEPHONE (803) 733-4004

Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension - Exhibit A



# Exhibit B

## Annexation Exhibit - 7 Parcels on Atlantic Drive and Balsam Road



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION