

**BOARD AGENDA ITEM**  
**May 10, 2016**

**SUBJECT:**

Deed of easement to S.C. Electric & Gas Company – at South Aiken High

**BACKGROUND:**

Several years ago the District conveyed a small easement area to S.C. Electric & Gas Company for gas piping and equipment and other apparatus behind the Atlanta Bread Company site, at the edge of the District's property. The utility has contacted District facility officials and requested a small adjoining easement in order to install a pad on which to erect additional gas heater equipment which serves the Aiken community. They have offered \$2,000 for an easement over the 20 x 20 area which is shown on the attached plat.

**ADMINISTRATIVE CONSIDERATION:**

Representatives from the utility explained the need for this additional device to be installed. It is near the outer boundary of the District's general South Aiken property and will not be considered a burden upon the District's use of its campus property. The Facilities Construction Department finds the request to be reasonable and would like to recommend accommodating this request by S.C. Electric & Gas Co.

**RECOMMENDATION:**

Approve the easement request and authorize the Chair and superintendent to execute the proposed easement document.

**ATTACHMENT:**

Copy of Proposed Deed of Easement  
Copy of Plat

**PREPARED BY:**

William H. Burkhalter, Jr.  
Kevin Chipman

## Easement # 894638

INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by and between **The Aiken County Board of Education, ex officio: Consolidated School District of Aiken County** of the County of Aiken and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the **SOUTH CAROLINA ELECTRIC & GAS COMPANY**, a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee and the additional consideration hereinafter set forth, Grantor hereby grants and conveys to Grantee, its successors and assigns, a right of way of the width of **Twenty by Twenty (20 x 20)** feet for the purpose of laying, constructing, maintaining, operating, repairing, altering, replacing and removing pipe lines, together with valves, tieovers and appurtenant facilities, for the transportation of gas, oil petroleum products, or any other liquids, gases or substances which can be transported through a pipe line, the Grantee to have the right to select the route, under, upon, over, through and across the lands of Grantor situate in the County of **Aiken**, State of South Carolina. Being a tract or lot of land containing **44.11 acres (Tract A)**, more or less, and being the same lands conveyed to Grantor by deed of **Grace C. Woodhead, et al.**, dated or recorded **May 3, 1978** and filed in the Register of Deeds office for **Aiken County in Deed Book 601 at Page 127 (the "Property")**.

A **twenty foot by twenty foot (20' x 20')** site addition adjacent to Grantee's existing regulator station site as shown on the attached drawing labeled "**Exhibit A**". Together with the right to fence the said site.

**TMS: 122-13-03-003**

Together with the right from time to time to redesign, rebuild or alter said pipe lines and to install such additional pipe lines, apparatus and equipment as Grantee may at any time deem necessary and the right to remove any pipe line or any part thereof, all within the above described right of way.

Together also with the right of ingress, egress, and access to and from the right of way across and upon the Property as may be necessary or convenient for purposes connected with said right of way.

Together also with the right from time to time to remove or clear and keep clear such trees, underbrush, structures and other obstructions, upon said right of way and such trees ("danger trees") beyond the same as in the judgment of Grantee may interfere with or endanger said lines or appurtenances when erected; provided that Grantee will pay to Grantor the fair market value of such danger trees at the time of cutting as determined by a registered professional forester, and the right of entry upon said lands of Grantor for all of the purposes aforesaid. All pipe shall be buried to such depth so that it will not interfere with the ordinary cultivation of said land.

Provided, however, any damage to the property of Grantor (other than to property cleared or removed as hereinbefore provided) caused by Grantee in the course of constructing, rebuilding or repairing said pipe line shall be borne by Grantee.

Reserving, however, to Grantor the right to cultivate and use the ground within the limits of said right of way, provided that such use shall not interfere with or obstruct the rights herein granted, and provided further that no building or other structure shall be erected by the Grantor within the width of said right of way.

And it is a condition of this grant that Grantee shall tender, and Grantor shall accept, Grantee's check in the sum of **Two Thousand and No/100 Dollars (\$2000.00)**.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has duly executed this indenture the day and year first above written.  
WITNESS:

**The Aiken County Board of Education, ex officio:  
Consolidated School District of Aiken County**

By: \_\_\_\_\_ (SEAL)  
**Rosemary English, Chair**

Attest: \_\_\_\_\_ (SEAL)  
**Dr. Sean Alford, District Superintendent**

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
2<sup>nd</sup> Witness

**B-9 Attachment**

## Easement # 894638

## ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

)

COUNTY OF AIKEN

)

1

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the within named **The Aiken County Board of Education, ex officio: Consolidated School District of Aiken County** by the hands of **Rosemary English, Chair** and **Dr. Sean Alford, District Superintendent** personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

Sworn to before me this                      day of                      , 2016

Signature of Notary Public - State of SC

My commission expires: \_\_\_\_\_

Print Name of Notary Public

# RIGHT OF WAY GRANT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY

Line: Aiken TB #3 - Heater - SI

County: Aiken

RAW File Number: 20748

Grantor(s): **The Aiken County Board of Education, ex officio: Consolidated School District of Aiken County**

Return to: SCE&G

132 Langley Dam Road  
Warrenville, SC 29851

EASEMENT DRAWING  
 20' X 20'  
 ADDITION  
 PROPERTY LOCATED IN THE CITY OF AIKEN  
 CURRENTLY ZONED: R-40 (RESIDENTIAL MEDIUM-DENSITY)  
 AIKEN COUNTY, SOUTH CAROLINA  
 SCALE: 1" = 30' DATE: APRIL 21, 2016

PREPARED FOR:  
**SCE&G**  
 A SCSW COMPANY  
 105 LANELEY DUNE ROAD  
 LARGENT, S.C. 29854

PREPARED BY:  
**HAAS & HALDENBRAND, Inc.**  
 133 GREENVILLE STREET, SW  
 AIKEN, S.C. 29802 (803) 649-1376

DEED  
 REFERENCE  
 RECORD BOOK 4419/1505  
 REFERENCE  
 REFERENCE PLAT FOR EASEMENT  
 BY HAAS & HALDENBRAND, INC.  
 TO THE CITY OF AIKEN, S.C. & FOUND  
 IN PLAT BOOK 25 PAGE 775.

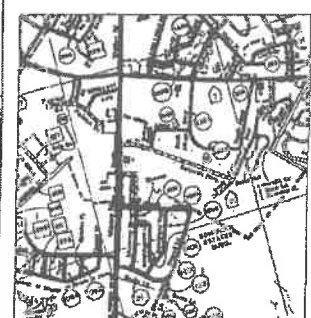
NOTE:  
 THIS SURVEY HAS BEEN PREPARED FOR THE  
 EXCLUSIVE USE OF THE CITY OF AIKEN.  
 NO EXPRESS OR IMPLIED WARRANTIES WITH  
 REGARD TO THE INFORMATION SHOWN HEREON IS TO BE  
 EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN  
 THOSE SHOWN HEREON.  
 THIS SURVEY HAS BEEN PREPARED WITHOUT THE  
 BENEFIT OF A CURRENT TITLE INSURANCE POLICY.  
 EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON  
 PUBLIC RECORD BUT NOT BE SHOWN HEREON.

GENERAL NOTES

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PH. NO. 05517-ADDITION

"EXHIBIT A"



EASEMENT AREA  
 400 sq. ft.

**SOUTH AIKEN LANE**  
 SS - 1950 \* 60' R/W \*  
 DEDUCT NO. 2465

- LEGEND**
- PROPERTY CORNER PLATO
  - COMPUTER CORNER SET
  - REBAR IRON PIN
  - LEFT STATION
  - RIGHT STATION
  - GAS MANHOLE
  - SECURITY LIGHT
  - SEWER MANHOLE
  - FIRE HYDRANT
  - 604 NAL SET AT ALL
  - EASEMENT CORNERS

**SOUTH AIKEN HIGH SCHOOL**  
 - AIKEN COUNTY -  
 BOARD OF EDUCATION  
 TAX PARCEL NO. 00-3712-00-001  
 PG. 10/10

**UNITED STATES**  
 of AMERICA -  
 150th ANNIVERSARY CO. 1863-2013  
 IN HONOR

LINE	LENGTH	BEARING
1	20.00'	S 89°27'11" E
2	20.00'	S 89°27'41" W
3	20.00'	N 89°27'11" W
4	20.00'	S 89°27'41" E
5	20.00'	N 89°27'11" E
6	20.00'	N 89°27'41" E
7	20.00'	N 89°27'11" E

GRAPHIC SCALE

