



ANNEXATION ORDINANCE NUMBER 5-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY 1010 POPLAR DRIVE EXTENSION LAND TRUST LOCATED ON POPLAR DRIVE EXTENSION BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, 1010 Poplar Drive Extension Land Trust is the owner of property located on Poplar Drive Extension more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Number 9-05-01-004.03 containing approximately 0.329 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0211D attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, 1010 Poplar Drive Extension Land Trust has petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

WHEREAS, the property is now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owner has requested that the subject property be zoned R-12 (Residential Single Family); and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer,

South Carolina, as follows:

1. ANNEXATION: The following property owned by 1010 Poplar Drive Extension Land Trust located on Poplar Drive Extension more particularly described on the attached map as Spartanburg County Parcel Number 9-05-01-004.03 containing approximately 0.329 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF PLEASANT ROAD AND POPLAR DRIVE EXTENSION ROADWAY: All of Pleasant Road and Poplar Drive Extension along the edge of the annexed property owned by 1010 Poplar Drive Extension Land Trust defined in Exhibit A and Exhibit B which adjoins said annexed property is also hereby annexed into the corporate limits of the City of Greer effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Residential Single Family) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.


4. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 Community on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0211D.

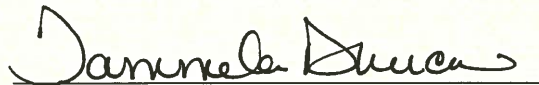
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

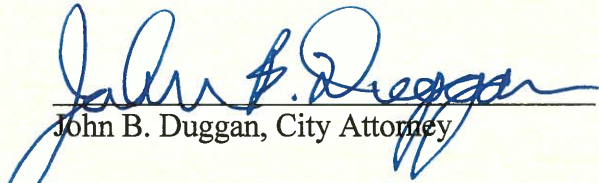

Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: February 10, 2015

Second and
Final Reading: March 10, 2015

Approved as to Form:


John B. Duggan, City Attorney

EXHIBIT

A

DEED Book: DE 2453 Page: 0910 - 0912
October 13, 2014 11:48:07 AM Cons: \$51,000
Rec: \$10.00 Cnty Tax: \$56.10 State Tax: \$10.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Henning*

MASTER'S TITLE
State of South Carolina)
County of Greenville)

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

I, Charles B. Simmons, Jr., as Master in Equity for Greenville County, the said State, send greetings:

WHEREAS, in an action in the Court of Common Pleas in Greenville County between

The Palmetto Bank,

as plaintiff(s) and **New Beginnings Outreach Ministries, Inc., et al.,**

as defendant(s), by an Order dated **June 26, 2014** it was decreed that the property hereinafter described should be sold by the Master in Equity for Greenville County, on the terms and for the purposes mentioned in the Order(s) granted in the case (see **Judgement Roll No. 14-CP-23-01147**) (**A MORTGAGE FORECLOSURE ACTION-TRANSFERRING REALTY**)

NOW THEREFORE KNOW ALL MEN, That I, the undersigned, as Master in Equity for Greenville County, pursuant to the foregoing and in consideration of the sum of **Fifty-One Thousand and no/100 (\$51,000.00) Dollars** as paid by the hereinafter named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant and release unto the grantee, **Tracey Holtzeclaw**, as Trustee of the 1010 Poplar Dr Ext Land Trust, its successors and assigns, the following real property to wit:

SEE ATTACHMENT FOR LEGAL DESCRIPTION AND DERIVATION

Grantee's Address: 2123 Old Spartanburg Road, Ste 184, Greer, South Carolina 29650

THIS property was sold subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances.

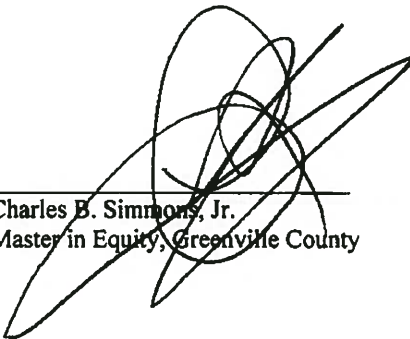
TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim or demand therein whatsoever of all parties to the said suit and of all other person who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

TO HAVE AND TO HOLD the said property, with its hereditaments, privileges and appurtenances, unto the said grantee, its successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the said Master-in-Equity under and by virtue of the said Order(s), have hereunto set my Hand and Seal at Greenville, South Carolina this **7th** day of **October**, 2014.

SIGNED, SEALED AND DELIVERED
IN THE Presence of:

Wanda E. Judge
Sue Nichols




Charles B. Simmons, Jr.
Master in Equity, Greenville County

State of South Carolina)
County of Greenville)

I, Sue Nichols do hereby certify that Judge Charles B. Simmons, Jr., as Master in Equity for Greenville County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this **7th** day of
October, 2014



Sue Nichols
Notary Public of South Carolina
My commission expires: 5/20/2021

**The Palmetto Bank vs.
New Beginnings Outreach Ministries, Inc., et al.**

Case # 2014-CP-23-01147

ATTACHMENT

All that certain piece, parcel or tract of land situate, lying and being in the Counties of Greenville and Spartanburg, State of South Carolina, being shown and designated as 11.89 acres, more or less, on a plat entitled "Boundary Survey for New Beginnings Outreach Ministries, Inc.", prepared by Wallace & Associates, dated July 31, 2006 and recorded herewith in the ROD Office for Greenville County in Plat Book 1016, Page 1 [Properly Page 99], and in the ROD Office for Spartanburg County in Plat Book 160, Page 304, reference to which plat is made for a more complete metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by deed of Anna Lee Casey Thompson, dated 08/15/2006 and recorded simultaneously herewith.

[The following property was subsequently released by Bank, said release was recorded in Mortgage Book 5180 at Page 2216.]

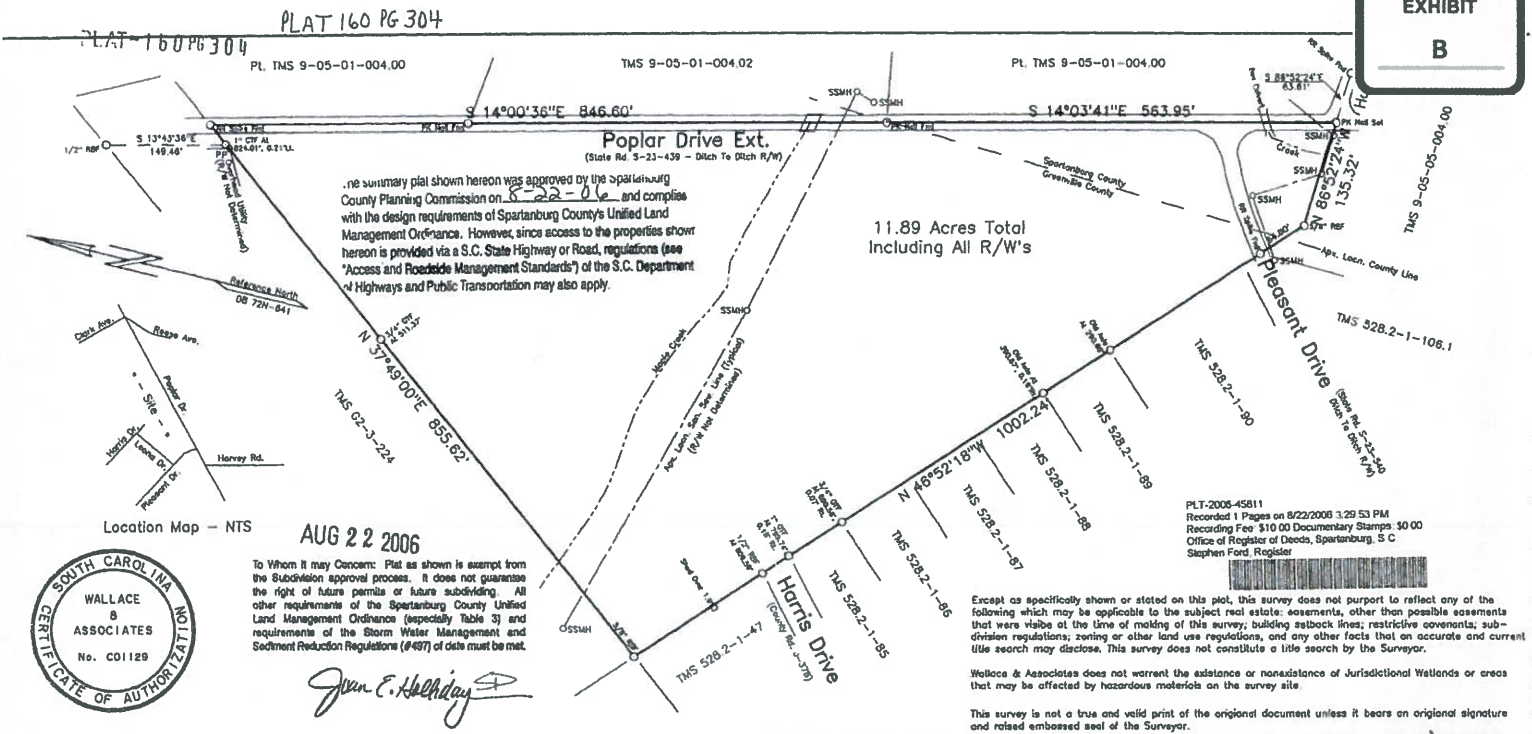
LESS AND EXCEPT: All that certain piece, parcel or tract of land situate, lying and being in the Counties of Greenville and Spartanburg, State of South Carolina, being shown and designated as 5.00 acres, more or less, on Poplar Drive Extension as shown on Plat entitled "Boundary Survey for Curtis J. Snyder & Emily M. Snyder", prepared by Wallace & Associates, dated September 18, 2012 and recorded in the ROD Office for Greenville County, SC in Plat Book 1144 at Page 4, and having such metes and bounds as shown thereon.

PROPERTY: 6.89 acres, Poplar Drive Ext., Greer, SC 29651

TMS#: G002.00-03-227.00

A handwritten signature or set of initials, possibly "GK", written in black ink. The signature is stylized and somewhat abstract, with a large loop on the left side and a vertical line extending downwards on the right.

EXHIBIT
B

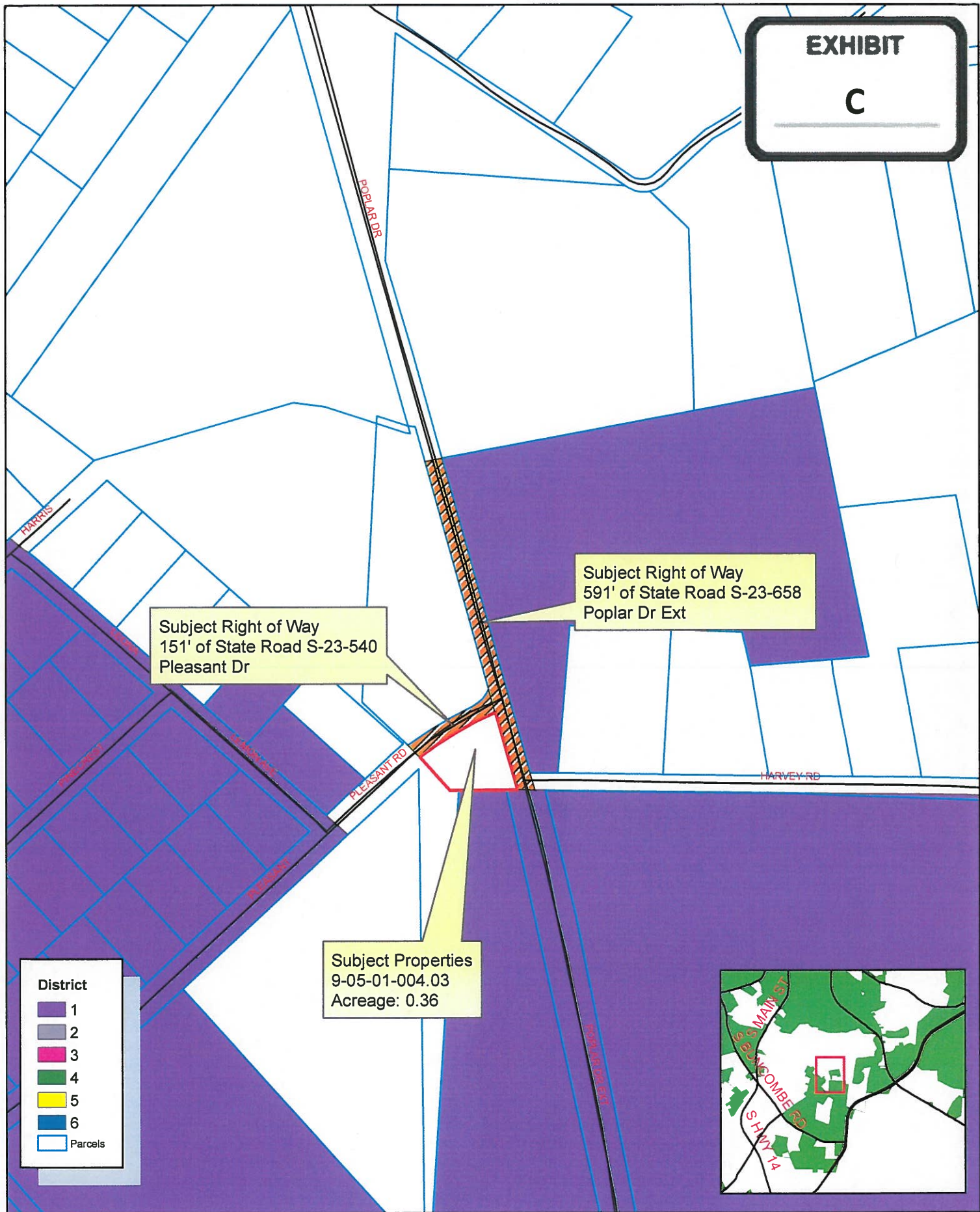


"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

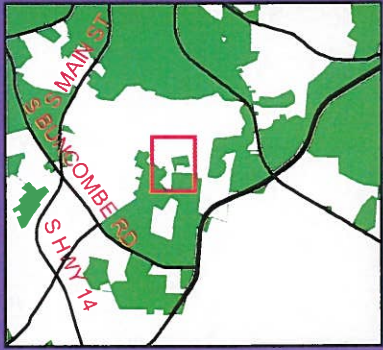
This property is subject to any and all easements and/or rights-of-way of record or not of record.

Wallace & Associates Complete Surveying Services Jeffery M. Wallace (864) 297-6989 P.O. Box 903, Taylors, S.C. 29687	State Of South Carolina County Of Greenville Boundary Survey For New Beginnings Outreach Ministries, Inc.	
	11.89 Acres Total Near Greer, S.C.	
Date: July 31, 2006 Field Book: 48GX, Page DC	Tax Map: PL. 9-05-01-004.00 Field Crew: AJP	Reference Deed: 72N-641 Reference Plat: Project #: 263477

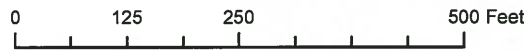
EXHIBIT
C



District	
1	2
3	4
5	6
Parcels	

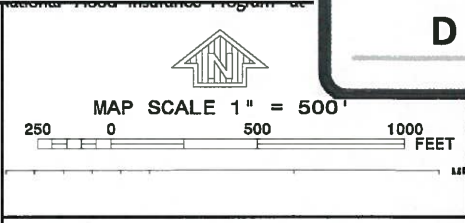
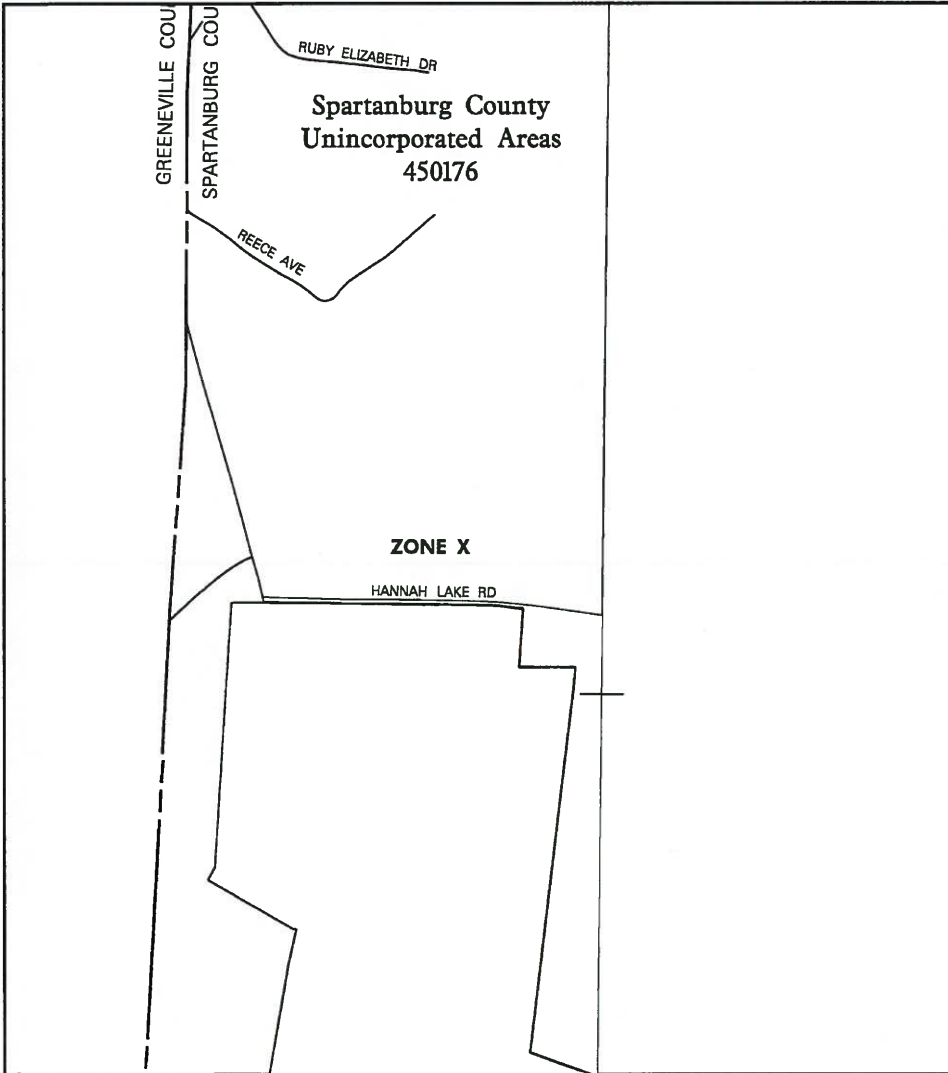


Ordinance 05-2015



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of the map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

EXHIBIT
D



NFIP PANEL 0211D

FIRM
FLOOD INSURANCE RATE MAP
SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 211 OF 555
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0211	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
45083C0211D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov