



ANNEXATION ORDINANCE NUMBER 10-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY PAUL E. CHICKY LOCATED AT 600 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-2 (COMMERCIAL) FOR SAID PROPERTIES

WHEREAS, Paul E. Chicky is the owner of property located at 600 South Buncombe Road 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 Greenville County Parcel Number G006000301405 containing approximately 2.84 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

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

WHEREAS, Paul E. Chicky has petitioned the City of Greer to annex his property by one-hundred percent (100%) petition; and

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

WHEREAS, the property owner has requested that the subject property be zoned C-2 (Commercial); 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 Paul E. Chicky located at 600 South Buncombe Road more particularly described on the attached map as Greenville County Parcel Number G006000301405 containing approximately 2.84 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF A PORTION OF HOOD ROAD, SOUTH BUNCOMBE ROAD AND JONES AVENUE ROADWAY: The following portions of roads adjoining said property is also annexed into the City including: (1) all that portion of Hood Road (S-23-1966) adjoining and extending along said property for approximately 460 feet; (2) all that portion of South Buncombe Road (S-23-136) adjoining and extending along said property approximately 339 feet; and (3) all that portion of Jones Avenue (S-23-883) adjoining and extending along said property for approximately 226 feet as shown more particularly on Exhibits A and B attached hereto.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned C-2 (Commercial) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

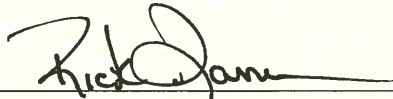
4. FUTURE LAND USE MAP: The above reference property shall be designated as Employment Center Community on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance also adopts The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.

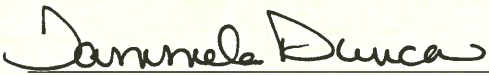
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

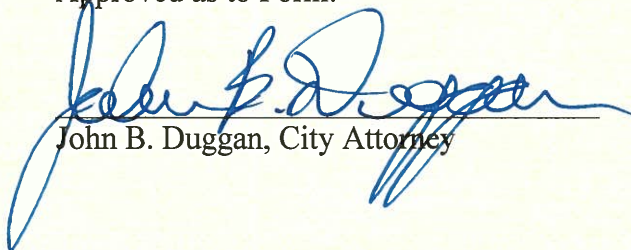

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: March 10, 2015

Second and
Final Reading: May 26, 2015

Approved as to Form:


John B. Duggan, City Attorney



TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS: 1019 GARLINGTON RD., GREENVILLE, SOUTH CAROLINA 29615

TMS NO.: P/O G006.00-03-014.00 and P/O G006.00-03-014.05

KNOW ALL MEN BY THESE PRESENTS, that

CHARLES FLINT RHEM, JR., TRUSTEE of the Charles Flint Rhem, Jr. Revocable Trust **uta dtd November 3, 2010** in consideration of **One Hundred Thousand and 00/100^{ths} (\$100,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

PAUL E. CHICKY, his heirs, successors and assigns, forever;

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract C, 2.84 acres according to survey for Charles Flint Rhem, Jr. by Souther Land Surveying, dated December 4, 2014 and recorded December 24, 2014 in Plat Book 1197, Page 23, Greenville County records. Reference is hereby made to said plat for a more particular description of Tract C by metes and bounds.

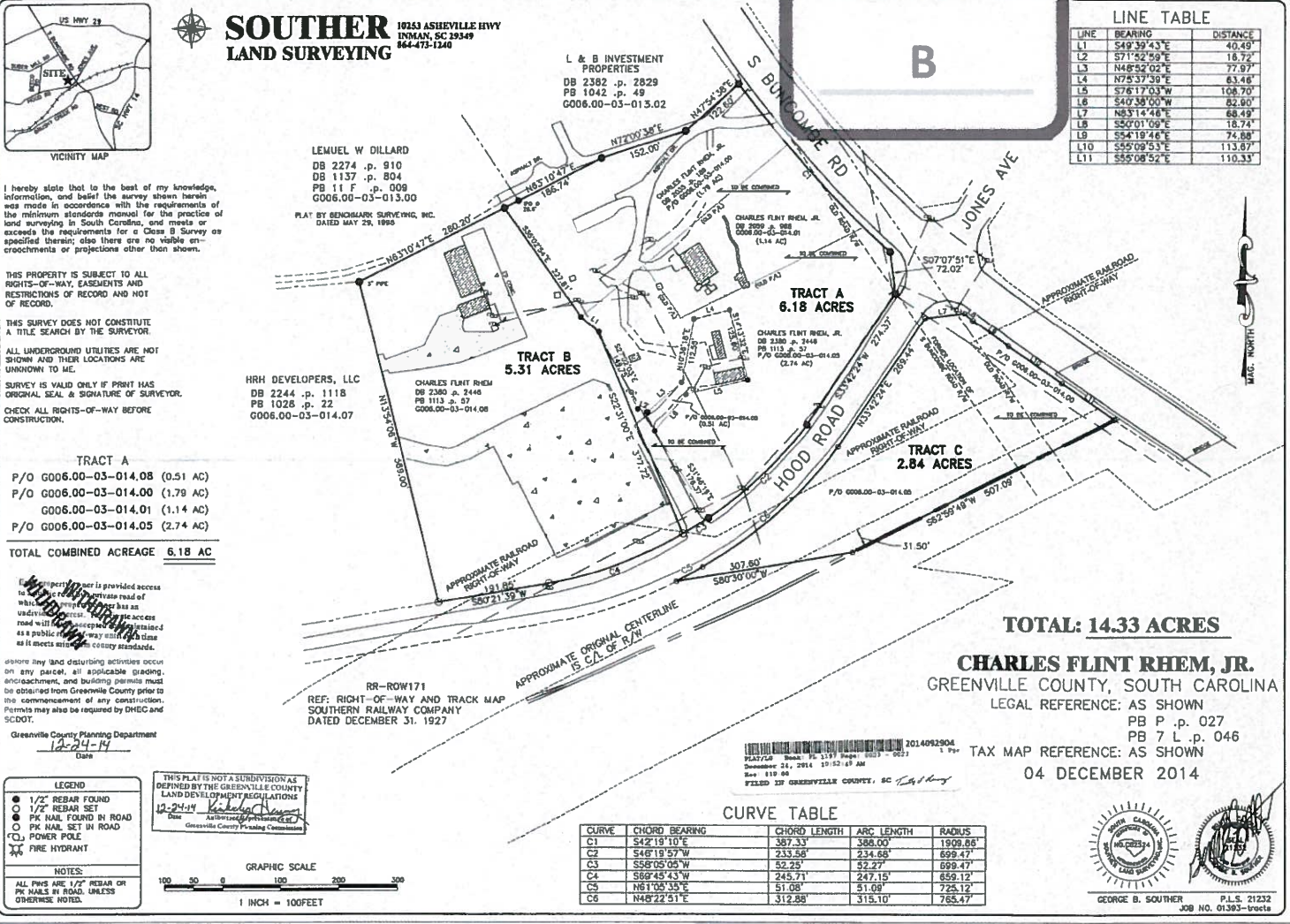
TMS No.: P/O G006.00-03-014.00 and P/O G006.00-03-014.05

This being a portion of the same property conveyed to Charles Flint Rhem, Jr., Trustee of the Charles Flint Rhem, Jr. Revocable Trust **uta dtd November 3, 2010** by deed of Charles Flint Rhem, Jr. recorded November 8, 2010 in Deed Book 2380 at Page 2445, Greenville County ROD.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXHIBIT

B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°39'43"E	40.49'
L2	S71°52'59"E	16.72'
L3	N48°52'02"E	77.97'
L4	N75°37'59"E	63.46'
L5	S76°17'03"W	106.70'
L6	S40°38'00"W	82.80'
L7	N83°14'46"E	68.49'
L8	S50°11'09"E	16.74'
L9	S54°19'46"E	74.88'
L10	S55°09'53"E	113.67'
L11	S55°08'52"E	110.33'

TOTAL: 14.33 ACRES

CHARLES FLINT RHEM, JR.
 GREENVILLE COUNTY, SOUTH CAROLINA
 LEGAL REFERENCE: AS SHOWN
 PB P .p. 027
 PB 7 L .p. 046
 TAX MAP REFERENCE: AS SHOWN
 04 DECEMBER 2014



SOUTHER
 LAND SURVEYING
 10153 ASHEVILLE HWY
 IRONMAN, SC 29349
 864-473-1240

L & B INVESTMENT PROPERTIES
 DB 2382 .p. 2829
 PB 1042 .p. 49
 G006.00-03-013.02

LEMUEL W DILLARD
 DB 2274 .p. 910
 DB 1137 .p. 804
 PB 11 F .p. 009
 G006.00-03-013.00

PLAT BY BENCHMARK SURVEYING, INC.
 DATED MAY 29, 1995

HRH DEVELOPERS, LLC
 DB 2244 .p. 1118
 PB 1025 .p. 22
 G006.00-03-014.07

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 viable encroachments or projections other than shown.

THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY BEFORE CONSTRUCTION.

- TRACT A**
- P/O G006.00-03-014.08 (0.51 AC)
 - P/O G006.00-03-014.00 (1.79 AC)
 - G006.00-03-014.01 (1.14 AC)
 - P/O G006.00-03-014.05 (2.74 AC)
- TOTAL COMBINED ACREAGE 6.18 AC**

Property owner is provided access to public road as shown. The road is a public road with an easement as shown. The easement is a public road with an easement as shown.

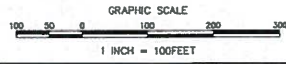
Where any land disturbing activities occur on any parcel, all applicable grading, anchorage, and building permits must be obtained from Greenville County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

Greenville County Planning Department
 12-24-14
 Date

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - PK NAIL FOUND IN ROAD
 - PK NAIL SET IN ROAD
 - POWER POLE
 - FIRE HYDRANT

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

Date: 12-24-14
 Signature: *[Signature]*
 Greenville County Planning Commission

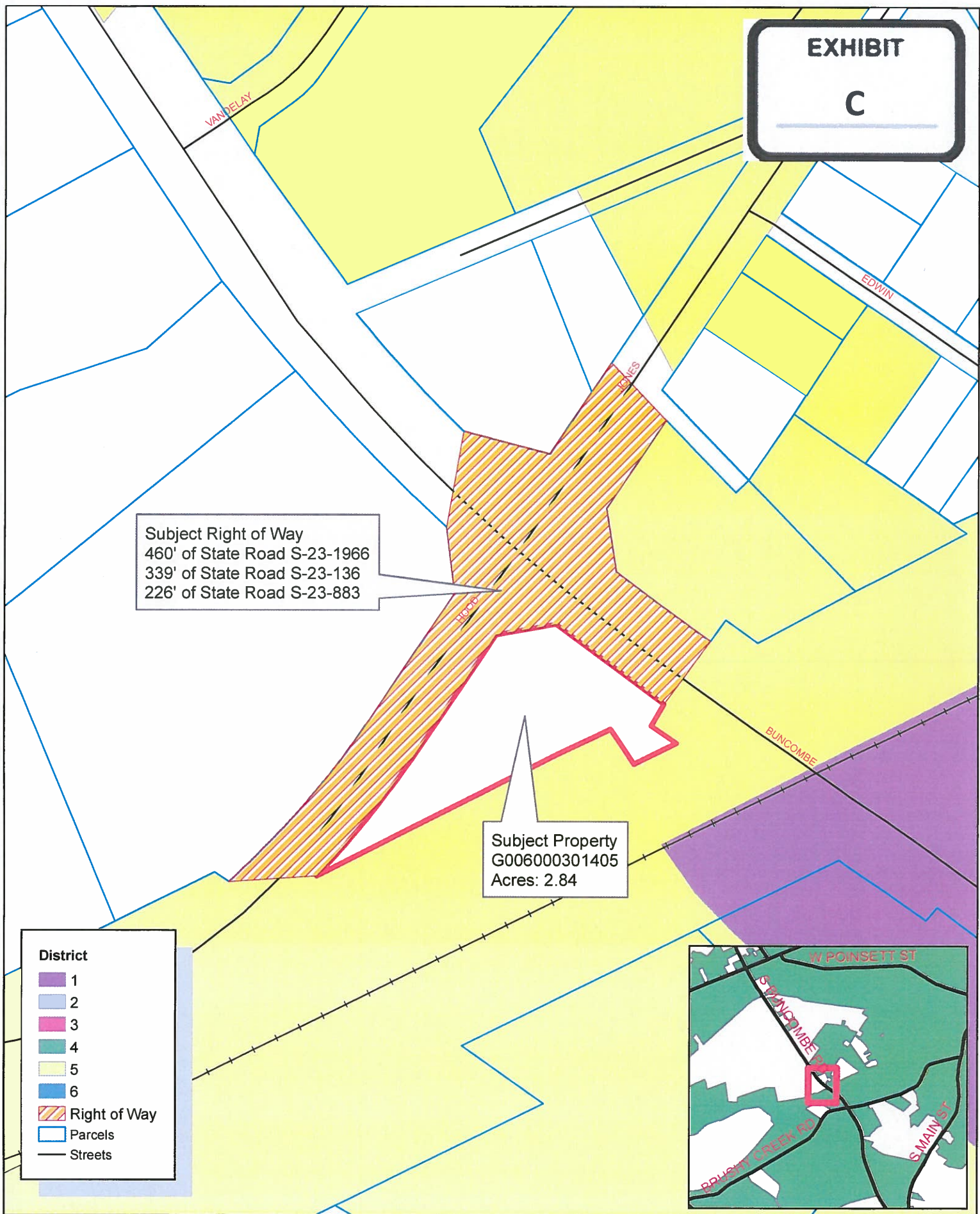


CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S42°18'10"E	387.33'	388.00'	1939.86'
C2	S46°19'57"W	233.56'	234.68'	699.47'
C3	S58°05'05"W	52.25'	52.27'	699.47'
C4	S89°45'43"W	245.71'	247.15'	659.12'
C5	N6°10'33"E	51.08'	51.09'	725.12'
C6	N45°22'51"E	312.85'	313.10'	765.47'

GEORGE B. SOUTHER
 P.L.S. 21232
 JOB NO. 01383-TRACTS

EXHIBIT
C



Subject Right of Way
460' of State Road S-23-1966
339' of State Road S-23-136
226' of State Road S-23-883

Subject Property
G006000301405
Acres: 2.84

- District**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - Right of Way
 - Parcels
 - Streets

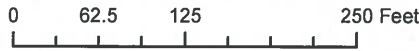
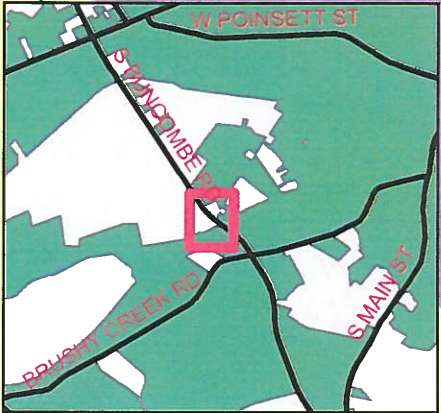
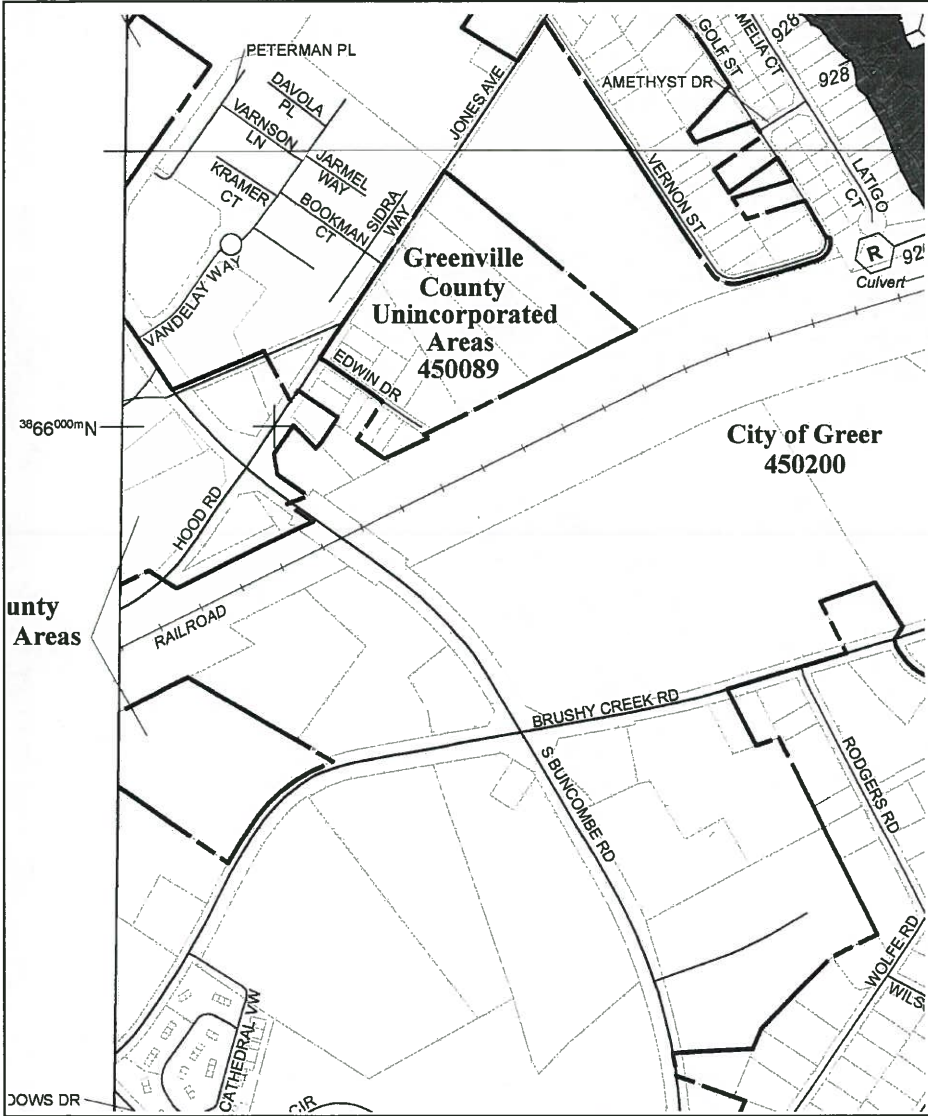


EXHIBIT
D



MAP SCALE 1" = 500'



PANEL 0361E

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

PANEL 361 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0361	E
GREER, CITY OF	450200	0361	E

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
45045C0361E
MAP REVISED
AUGUST 18, 2014



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.