



ANNEXATION ORDINANCE NUMBER 11-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TRACEY GABRIELLA MARSOUN-WARD LOCATED AT 126 GOLF STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Tracey Gabriella Marsoun-Ward is the owner of property located at 126 Golf Street 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 G007000101900 containing approximately 0.273 +/- 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 two (2) occupants; and

WHEREAS, Tracey Gabriella Marsoun-Ward has petitioned the City of Greer to annex her 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 Tracey Gabriella Marsoun-Ward located at 126 Golf Street more particularly described on the attached map as Greenville County Parcel Number G007000101900 containing approximately 0.273 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF A PORTION OF GOLF STREET ROADWAY: All of that portion of Golf Street (J0402) 174.75 feet along the edge of the annexed property owned by Tracey Gabriella Marsoun-Ward 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 3 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 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: April 14, 2015

Approved as to Form:


John B. Duggan, City Attorney



2007111445

DEED
2 PGS
Page.835-836

November 08, 2007 02.33.17 PM Book:DE 2299 Cons:\$75,000 00
Rec:\$10 00 Cnty Tax:\$82 50 State Tax.\$195 00

State of South Carolina

FILED IN GREENVILLE COUNTY, SC

TITLE TO REAL

County of Greenville

EXHIBIT

A

KNOW ALL MEN BY THESE PRESENTS, that **Kathie L. Bobbitt and Randall E. Bobbitt**, (hereinafter called "Grantor"), in consideration of **Seventy Five Thousand and 00/100 Dollars (\$75,000.00)**, to the Grantor in hand paid at and before the sealing of these presents, by Tracey Gabrielle Marsoun (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Tracey Gabrielle Marsoun,

All that certain piece, parcel or lot of land, with improvements thereon or to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, fronting a distance of 95 feet of the southwesterly side of Golf Street, being shown and designated as Lot No. 3 on a plat entitled Property of Vernon E. Cox dated June 13, 1949, recorded in Plat Book V at Page 176 in the ROD Office for Greenville County. Reference being made to said plat for a more complete description.

This being the same property conveyed to Kathie L. Bobbitt and Randall E. Bobbitt by deed of Wells Fargo Bank N.A., as Trustee under Pooling and Servicing agreement dated as of September 1, 2004 dated January 10, 2007 and recorded on February 5, 2007 in Book 2250 at Page 698, aforesaid records.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 126 Golf St. Green SC 29650

TMS No.: G007000101900

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 and assigns forever. And the Grantor do 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

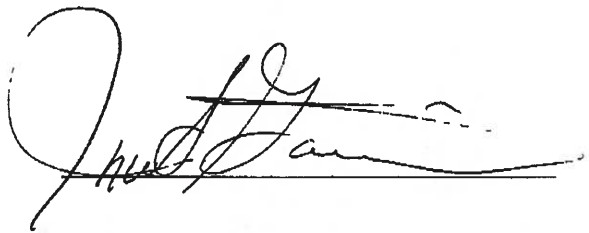
successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hands and seals this the 5th day of November, 2007.

SIGNED, SEALED AND DELIVERED

in the presence of:






Kathie L. Bobbitt


Randall E. Bobbitt

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007111445 Book: DE 2299 Page: 835-836
November 08, 2007 02:33:17 PM

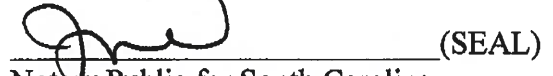


State of South Carolina)
)
County of Greenville)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he saw the within-named Kathie L. Bobbitt and Randall E. Bobbitt sign, seal, and, as their act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 5 day of
November 2007

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/26/2008

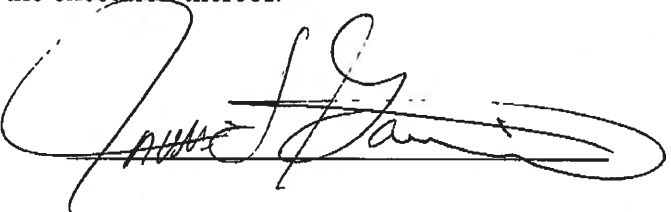
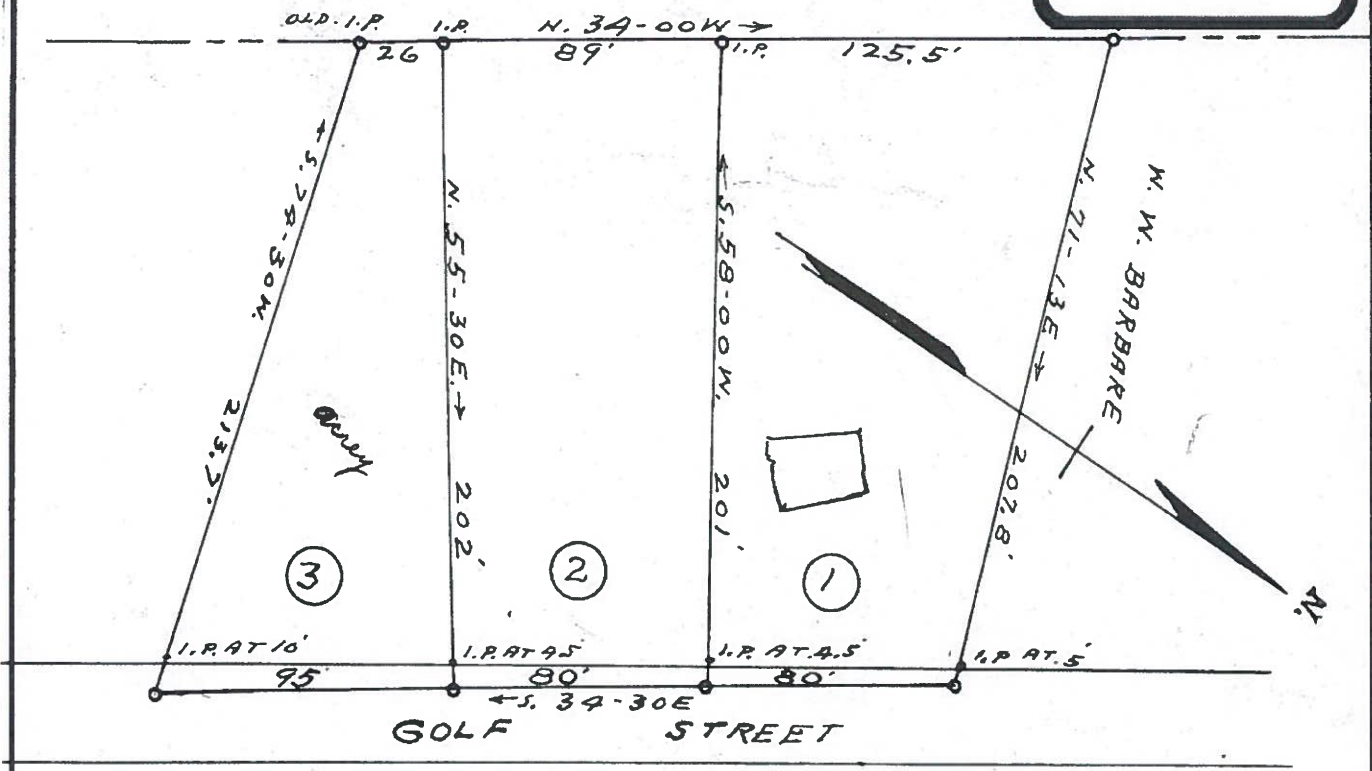


EXHIBIT
B

V.E. COX-SUB-DIVISION



PROPERTY OF

VERNON E COX

LOCATED ONE HALF MILE SOUTHWEST FROM GREER
CHICK SPRINGS TOWNSHIP GREENVILLE COUNTY

SOUTH CAROLINA

SCALE: 1" = 50 FEET JUNE 13 1949

SURVEYED JUNE 13 1949

H.S. BROCKMAN, REG. SURVEYOR
GREER, S.C.

21181

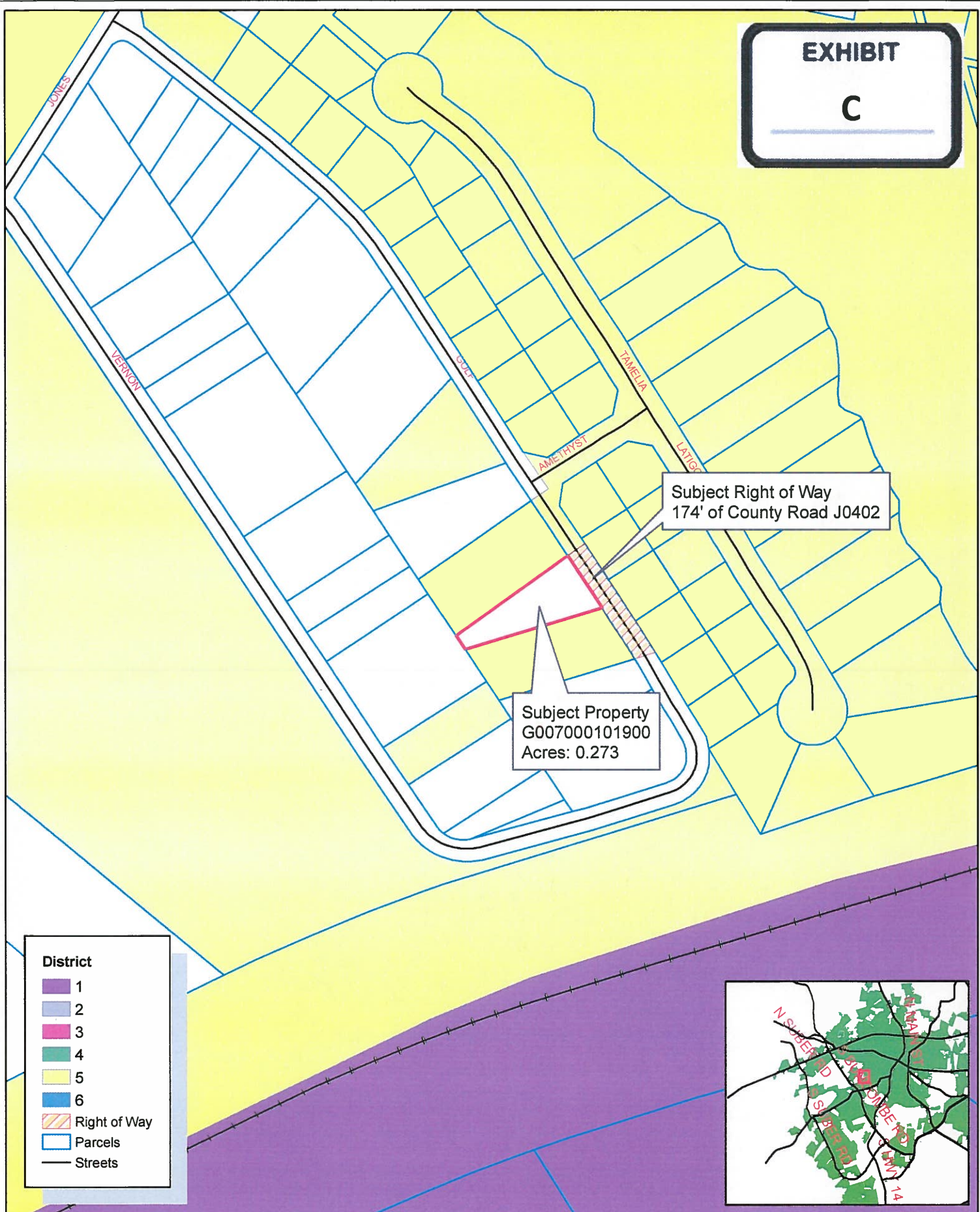
JUN 8 1949

FOR REFERENCE SEE DEED 256-25

#21181
 And Recorded in Vol. V, Page 176 as M.
 Gada Farnsworth
 Register of Deeds Greenville County, S.C.

EXHIBIT

C



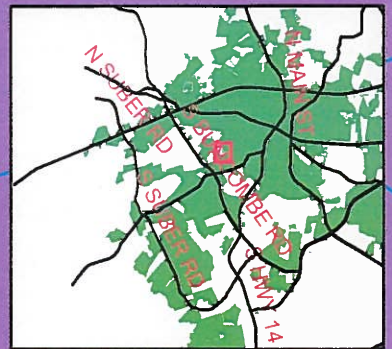
Subject Right of Way
174' of County Road J0402

Subject Property
G007000101900
Acres: 0.273

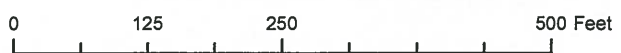
District

- 1
- 2
- 3
- 4
- 5
- 6

Right of Way
Parcels
Streets

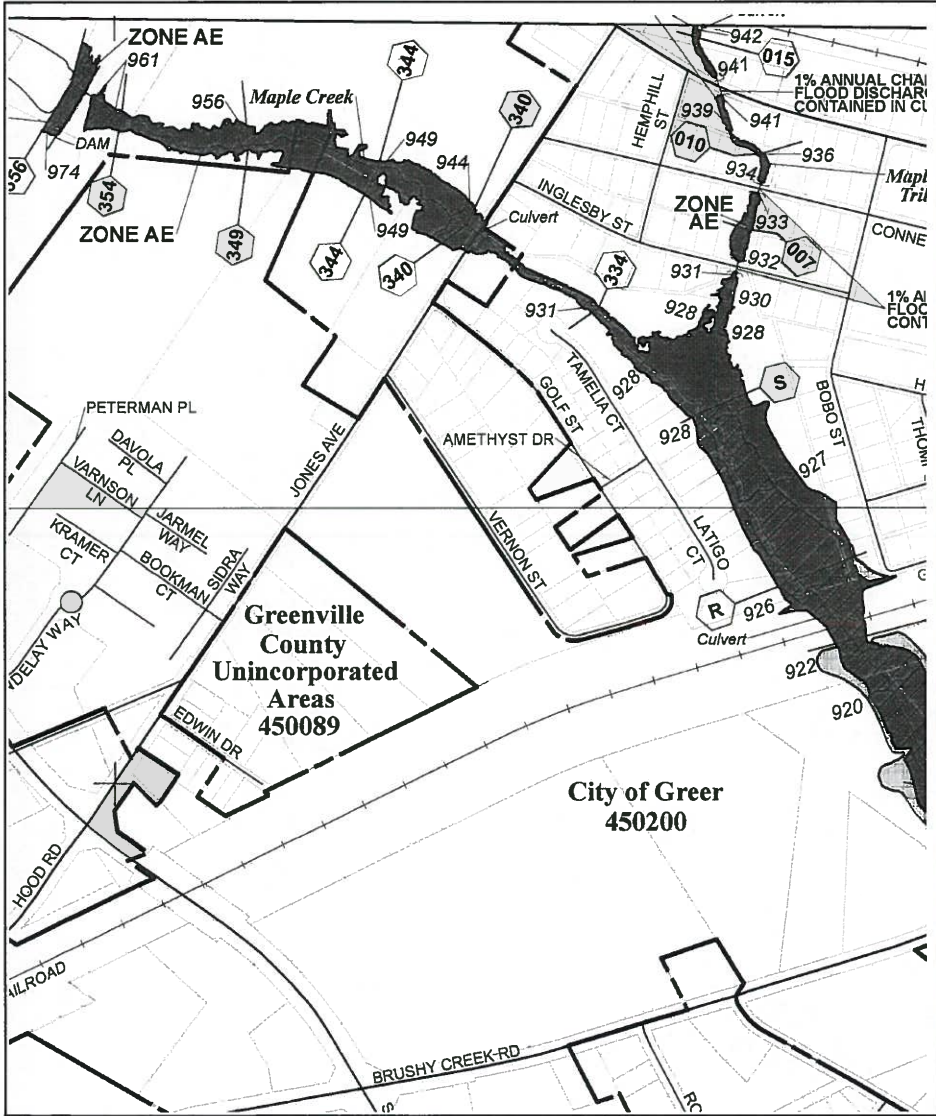


Ord 11-2015

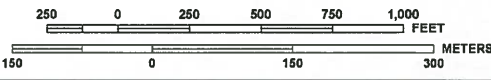


The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this 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



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

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/>.