



ANNEXATION ORDINANCE NUMBER 17-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BLUE WALL REAL ESTATE, INC. LOCATED AT 2980 GREEN ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTY

WHEREAS, Blue Wall Real Estate, Inc. is the owner of property located at 2980 Green Road more particularly described on the legal description attached hereto marked as Exhibit A, as recorded with Spartanburg County as DEE 109-M/950-952 and the plat attached hereto marked as Exhibit B, as recorded with Spartanburg County as PLT 170/65-65 and the map attached hereto marked as Spartanburg County Parcel Number 5-24-00-130.01 containing approximately 23.104 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0218D attached hereto marked as Exhibit D; and

WHEREAS, the property currently has two (2) occupants; and

WHEREAS, Blue Wall Real Estate, Inc. 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 I-1 (Industrial); 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 Blue Wall Real Estate, Inc. located at 2980 Green Road more particularly described on the attached map as Spartanburg County Parcel Number 5-24-00-130.01 containing approximately 23.104 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

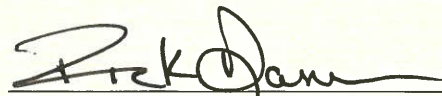
3. FUTURE LAND USE MAP: The above reference property shall be designated as Employment Center Community on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #3.

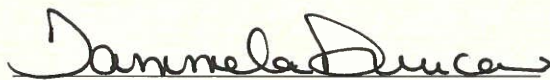
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



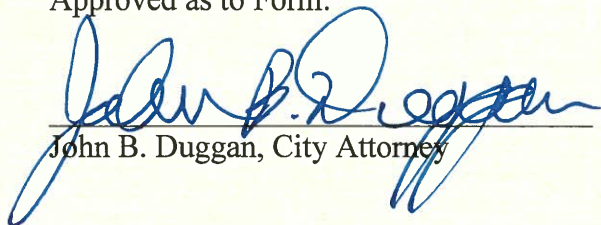
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

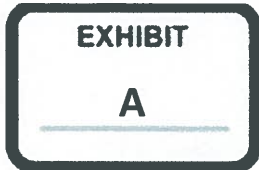
First Reading: May 26, 2015

Second and
Final Reading: July 14, 2015

Approved as to Form:



John B. Duggan, City Attorney



STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE
LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **GALE M. JONES, TRUSTEE UNDER THE WILL OF MARY K. MCCLIMON**, (hereinafter referred to as "Grantor"), in consideration of Nine Hundred Sixteen Thousand Eight Hundred and Sixty-Seven and 55/100 Dollars (\$916,867.55) to the Grantor in hand paid by **BLUE WALL CREI LLC**, a South Carolina limited liability company (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these present does grant, bargain, sell and release unto Grantee, its successors and assigns, forever, its entire right, title and interest in and to the following described property:

All that certain piece, parcel or tract of land, situate, lying and being in Spartanburg County more particularly described on Exhibit A attached hereto and incorporated (the "Premises").

Grantee's Address: Blue Wall CREI LLC, PO Box 26462, Greenville SC 29616

Together with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining. To have and to hold, all and singular the Premises before mentioned unto the Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular said Premises unto the Grantee and its successors and assigns, against Grantor and against all persons lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor and no others.

DEE-2015-29660



DEE BK 109-M PG 950-952

Recorded 3 Pages on 07/13/2015 04:46:29 PM
Recording Fee: \$10.00 County Taxes: \$1,008.70 State Taxes: \$2,384.20
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

WITNESS the Grantor's hand and seal this 10 day of July, 2015.

SIGNED, sealed and delivered
in the presence of:

Cory Cunniff
First Witness

Gale M. Jones Trustee
(SEAL)

Gale M. Jones, Trustee Under the
Will of Mary K. McClimon

[Signature]
Second Witness

STATE OF SOUTH CAROLINA)
))
COUNTY OF Anderson)

ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that Gale M. Jones, Trustee under the Will of Mary K. McClimon personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 10th day of July, 2015.

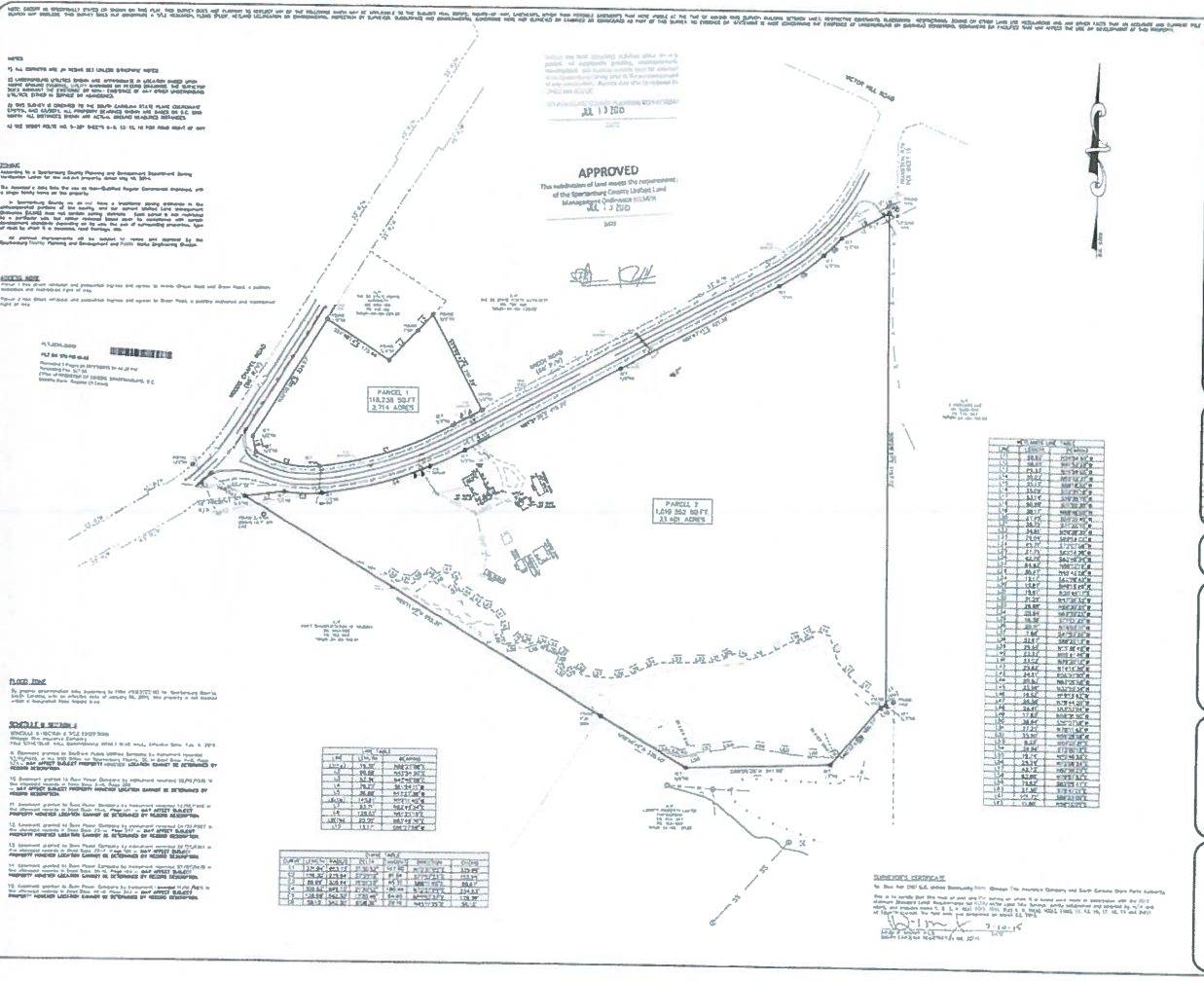
[Signature]
NOTARY PUBLIC for South Carolina
My Commission Expires: 10-21-24
Name: James Belk

**EXHIBIT A
PROPERTY DESCRIPTION**

ALL that certain piece, parcel or tract of land in the County of Spartanburg, State of South Carolina, located on the north and south side of Green Road at the intersection with Woods Chapel Road, being shown and designated as **Parcel 2 containing 23.401 acres (1,019,352 sq. ft.)** on a plat of survey entitled "ALTA/ACSM Survey for Blue Wall CREI LLC" dated March 27, 2015, prepared by 3D Land Surveying and recorded in the Register of Deeds Office for Spartanburg County, South Carolina in Plat Book 170, Page 65.

This being a portion of the same property conveyed to the Trustee herein by the Deed of Distribution by Gale M. Jones, Personal Representative of the Estate of Mary K. McClimon dated December 18, 2012 and recorded on February 5, 2013 in the Spartanburg County Register of Deeds Office in Deed Book 102-P at Page 965.

Portion of Spartanburg County Tax Map No.: 5-24-00-130.01



NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
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LEGEND

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APPROVED

The Subdivision of Land Meets the Requirements of the Spartenburg County Uniform Land Management Ordinance (ULMO)

APR 17 2015

PLAT

APPROVED FOR RECORD BY THE CLERK OF THE COURT OF COMMON PLEAS, SPARTENBURG COUNTY, SOUTH CAROLINA, ON APRIL 17, 2015.

SCALE

1" = 100'

LEGEND

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TABLE

LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 00" E	1142.28	2.714 ACRES
2	S 89° 15' 00" W	1406.582	31.459 ACRES

TABLE

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EXHIBIT B

LOCATION MAP

OWNER	DATE	BOOK	PAGE
ALTA/ACSM	3-10-15	155	7077
ALTA/ACSM	3-27-15	155	7077

SCALE

LEGEND

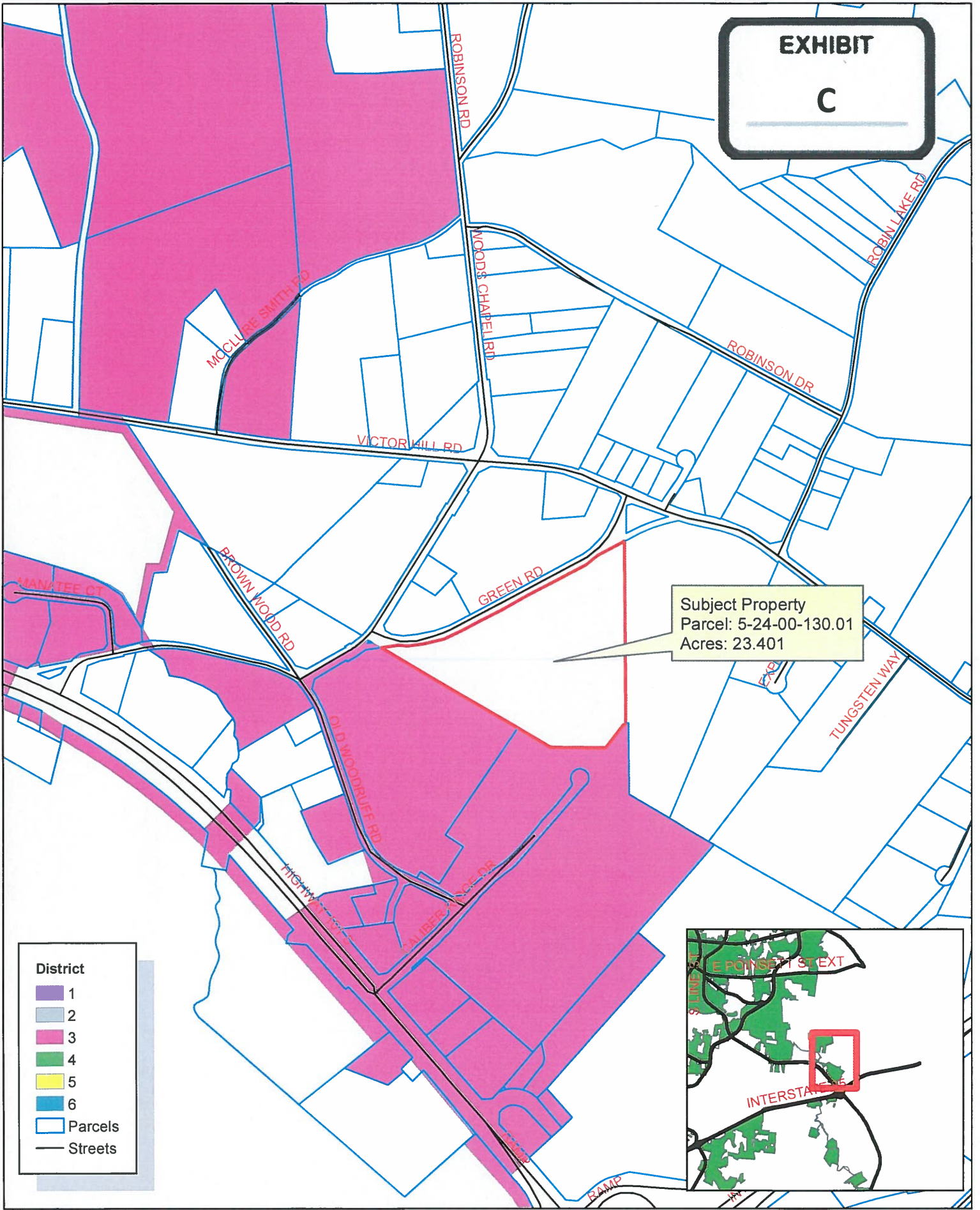
—	ADJACENT PROPERTY	—	DEED VALUE
—	ADJACENT PROPERTY	—	DEED VALUE
—	ADJACENT PROPERTY	—	DEED VALUE

ALTA/ACSM SURVEY FOR BLUE WALL CREI, LLC & SOUTH CAROLINA STATE PORTS AUTHORITY

3908 GREEN ROAD
SPARTENBURG COUNTY, SOUTH CAROLINA

EXHIBIT

C



Subject Property
Parcel: 5-24-00-130.01
Acres: 23.401

District

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

Parcels
Streets

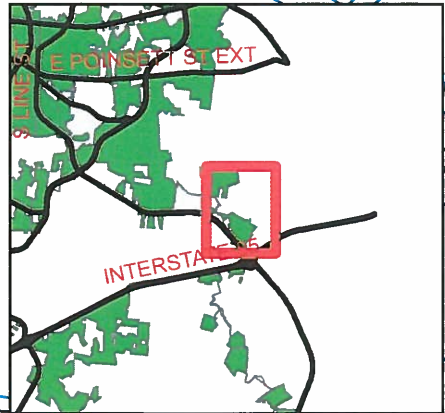
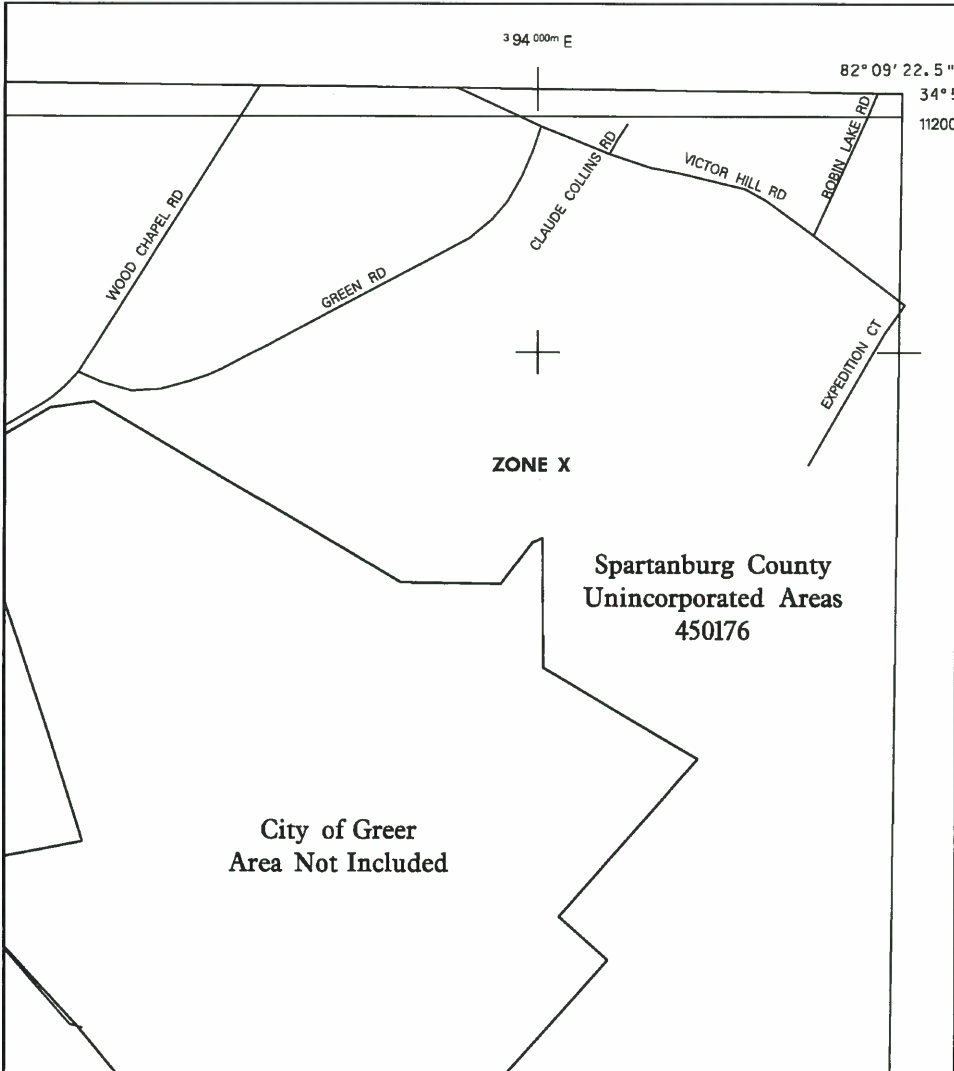


EXHIBIT
D



flood insurance is available in this National Flood Insurance Program



MAP SCALE 1" = 500'
250 0 500 1000

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY, SOUTH CAROLINA AND INCORPORATED AREAS

PANEL 218 OF 555
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	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
45083C0218D
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