ANNEXATION ORDINANCE NUMBER 18-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SWAFFORD PROPERTIES, LLC LOCATED AT 1672 OLD HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTY

WHEREAS, Swafford Properties, LLC is the owner of property located at 1672 Old Highway 14 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 0528030100903 containing approximately 1.55 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0363E attached hereto marked as Exhibit D; and

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

WHEREAS, Swafford Properties LLC has petitioned the City of Greer to annex a portion of 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 1.55 acre portion of property shown in red on the attached map owned by Swafford Properties LLC located at 1672 Old Highway 14 more particularly described on the attached map as Greenville County Parcel Number 0528030100903 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 45045C0363E.

5. **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**

[Signature]

Richard W. Danner, Mayor

**ATTEST:**

[Signature]

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arwood

First Reading: June 9, 2015
Second and
Final Reading: July 14, 2015

Approved as to Form:

John B. Duggan, City Attorney
GRANTEES ADDRESS: 109 PEACHTREE DR., GREER, SC 29651

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

RETTA W. HARBIN, in consideration of One Hundred Ten Thousand and 00/100 ($110,000.00) 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:

SWAFFORD PROPERTIES, LLC, its successors and assigns for ever:

All that certain piece, parcel or lot of land, together with any and all improvements thereon, on the westerly side of Old Highway No. 14, in the State of South Carolina, County of Greenville, shown on a survey entitled SURVEY FOR FRED THOMAS HARBIN, JR., dated December 15, 1994, prepared by Joe E. Mitchell, RLS, recorded July 20, 1995 in the ROD Office for Greenville County in Plat Book 30 Q at page 5. SPECIFICALLY INCLUDED IN THIS CONVEYANCE IS THE ONE (1) ACRE, MORE OR LESS, LOT ADJOINING THE 1.52 ACRE LOT. Said property being conveyed herein has the following metes and bounds:

BEGINNING on an iron pin on the westerly side of Old Highway No. 14, thence N.83-49-20W., 209.76 feet to an iron pipe; thence continuing in the same direction, N.83-50-52W., 188 feet to an iron pipe; thence turning and running, N.16-25-42W., 209.98 feet to an iron pin; thence turning and running N.70-48-15E., 358.00 feet; thence with Old Highway 14, S.19-11-45E., 388 feet, more or less, to the beginning corner, containing a total of 2.58 acres, more or less.

This being the same property as conveyed unto Fred Thomas Harbin, Jr. and Retta W. Harbin, as joint tenants with rights of survivorship, by Deed of Fred Thomas Harbin, Jr. and Retta W. Harbin recorded November 9th, 2006 in the ROD Office for Greenville County in Deed Book 2236 at Page 725.

Tax Map #: 0528.03-01-009.03

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 (s), and the grantee's (s) heirs or successor and assigns, forever. And, the grantor (s) do(es) hereby bind the grantor(s) and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's (s) heirs or successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the grantor's (s') hand (s) and seal (s) this the 25th day of February, 2010.

SIGNED, sealed and delivered in the presence of:

\[\text{Signature}
\]

Retta W. Harbin

(seal)

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

I, a Notary Public of the County and State aforesaid, certify that the Grantors(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 25th day of February, 2010.

\[\text{Signature}
\]

Notary Public for South Carolina

commission expires: 4/3/17
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that FRED THOMAS HARBIN, JR. AND RETTA E. HARBIN AKA RETTA W. HARBIN in consideration of ONE DOLLAR, LOVE AND AFFECTION, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto:

FRED THOMAS HARBIN, JR. AND RETTA W. HARBIN

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP:

All that certain piece, parcel or lot of land, together with any and all improvements thereon, on the westerly side of Old Highway No. 14, in the State of South Carolina, County of Greenville, shown on a survey entitled SURVEY FOR FRED THOMAS HARBIN, JR., dated December 15, 1994, prepared by Joe E. Mitchell, RLS, recorded July 20, 1995 in the ROD Office for Greenville County in Plat Book 30 Q at page 5. SPECIFICALLY INCLUDED IN THIS CONVEYANCE IS THE ONE (1) ACRE, MORE OR LESS, LOT ADJOINING THE 1.52 ACRE LOT. Said property being conveyed herein has the following metes and bounds:

BEGINNING on an iron pin on the westerly side of Old Highway No. 14, thence N.83-49-20W., 209.76 feet to an iron pipe; thence continuing in the same direction, N.83-50-52W., 188 feet to an iron pipe; thence turning and running, N.16-25-42W., 209.98 feet to an iron pin; thence turning and running N.70-48-15E., 358.60 feet; thence with Old Highway 14, S.19-11-45E., 388 feet, more or less, to the beginning corner; containing a total of 2.58 acres, more or less.

This being the same property as conveyed unto Fred Thomas Harbin, Jr. by Deed of Eddie Hughes Harbin recorded February 18, 1972 in the ROD Office for Greenville County in Deed Book 936 at Page 433 and deed of Bruce Harbin and Swafford Inc. to Fred Thomas Harbin, Jr. and Retta E. Harbin, recorded July 20, 1995 in said ROD Office in Deed book 1618 at page 585.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements, that may appear of record on the recorded plat(s) or on the premises.

Together with all and singular the rights, members, heredaments 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(s) and the Grantee(s)' heirs or successors and assigns, forever.

And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor(s)' successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's (s') Hand(s) and Seal(s) this 8th day of November, 2006

[Fred Thomas Harbin, Jr.]

[Retta W. Harbin]

Acknowledgement

County of Greenville

I, Tammy S. Hull, a Notary Public for the State of South Carolina, do hereby certify that Fred Thomas Harbin, Jr. and Retta W. Harbin appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 8th day of November 2006

[Tammy S. Hull]

Notary Public for South Carolina
My Commission expires 8-15-07

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2006109722 Book: DE 2236 Page: 725-725
November 08, 2006 02:58:11 PM

[Timothy J. Kennedy]
"HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREBY 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

"THIS PROPERTY IS NOT LOCATED IN A 100-YEAR DESIGNATED FLOOD ZONE AREA."

SURVEY FOR

FRED THOMAS HARBIN, JR.

COUNTY: GREENVILLE
STATE: SOUTH CAROLINA
BLOCK MAP: P10

SCALE: 1 IN. = 100 FT.

DATE: DEC. 1994
FIELD: J.E.M. JR.
OFFICE: J.E. M.
DEED BOOK: P10
PLAT BOOK: 813-956

REGISTERED LAND SURVEYOR, WOODRUFF, S.C.
Subject Property
0528030100903 (pt)
Acres: 1.55