



ANNEXATION ORDINANCE NUMBER 6-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BRANDI S. AND MATTHEW A. VAN PATTON LOCATED AT 100 PEACHTREE DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Brandi S. and Matthew A. Van Patton are the owners of property located at 100 Peachtree Drive 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 T018020122000 containing approximately 0.58 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0334E attached hereto marked as Exhibit D; and

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

WHEREAS, Brandi S. and Matthew A. Van Patton have 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-20 (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 Brandi S. and Matthew A. Van Patton located at 100 Peachtree Drive more particularly described on the attached map as Greenville County Parcel Number T018020122000 containing approximately 0.58 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF PEACHTREE DRIVE ROADWAY: All of Peachtree Drive along the edge of the annexed property owned by Brandi S. and Matthew A. Van Patton 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-20 (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 1 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 45045C0334E.

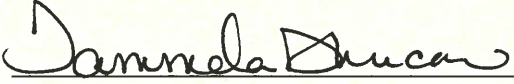
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

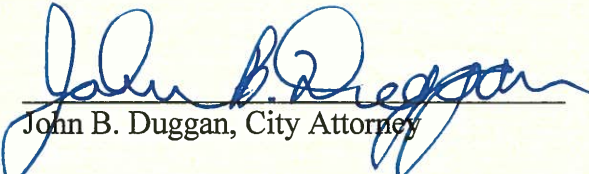

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: February 10, 2015

Second and
Final Reading: March 10, 2015

Approved as to Form:


John B. Duggan, City Attorney



Grantee Mailing Address: 100 Peachtree Drive, Greer, SC 29651
TAX MAP # T01802012200

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that THOMAS A. DILLARD, JR. AND LINDA E. DILLARD in consideration of ONE HUNDRED SEVENTY NINE THOUSAND DOLLARS, (\$179,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto,

MATTHEW A. VAN PATTON AND BRANDI S. VAN PATTON
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

ALL that lot of land located in the State of South Carolina, County of Greenville, being known and designated as LOT No. 2 of Property of Mrs. J. V. Smith, Jr., according to a plat thereof, dated August 22, 1963, and recorded in the ROD Office for Greenville County in Plat Book RR at Page 139. Reference being made to said plat for a more complete description.

This being the same property as conveyed to Thomas A. Dillard, Jr. and Linda E. Dillard by deed of James S. Ingram recorded May 29, 1974 in the ROD Office for Greenville County in Deed Book 1000 at Page 003.

ALSO:

ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located near the city limits of Greer, SC, and being a strip of land located to the rear of Lot No. 2 on plat of Property of Mrs. J. V. Smith, Jr., recorded in the ROD Office for Greenville County in Plat Book RR at Page 139, and amended as to this strip by John A. Simmons, surveyor, on November 10, 1977, and having the following metes and bonds, to wit:

BEGINNING at the joint rear corner of lots 1 and 2 on said plat and running thence along the rear line of lot no. 2, N.48-46W., 112.3 feet to pin at the joint rear corner of lots 2 and 5 on said plat; thence a new line, N.8-19E., 23.8 feet to a new pin on the line of Dillard; thence with the line of Dillard, S.48-46E., 125.2 feet to a new pin; thence with a new line, S.41-22W., 20 feet to the beginning corner.

This being the same property as conveyed to Thomas A. Dillard, Jr. and Linda E. Dillard by deed of James G. & Alice S. Hayes recorded December 23, 1976 in said ROD Office in Deed Book 1048 at Page 476.

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, hereditament 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 successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee's(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 19 day of MAY 2014.

Harold James

Witness

Thomas A. Dillard, Jr.

THOMAS A. DILLARD, JR.

Brandi S. Van Patton

Witness
State of South Carolina)

Linda E. Dillard

LINDA E. DILLARD

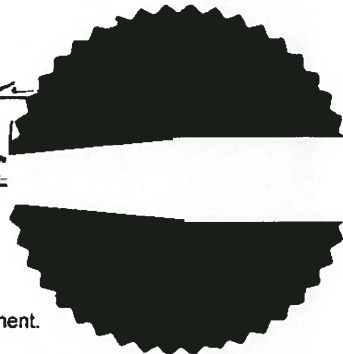
Acknowledgement

County of Greenville)
I, Tammy S. Hill, Notary Public for the State of South Carolina, does hereby certify that Thomas A. Dillard, Jr. & Linda E. Dillard personally appeared before me this day and acknowledged the due execution of this e foregoing instrument. Witness my hand and seal this 19 day of MAY 2014.

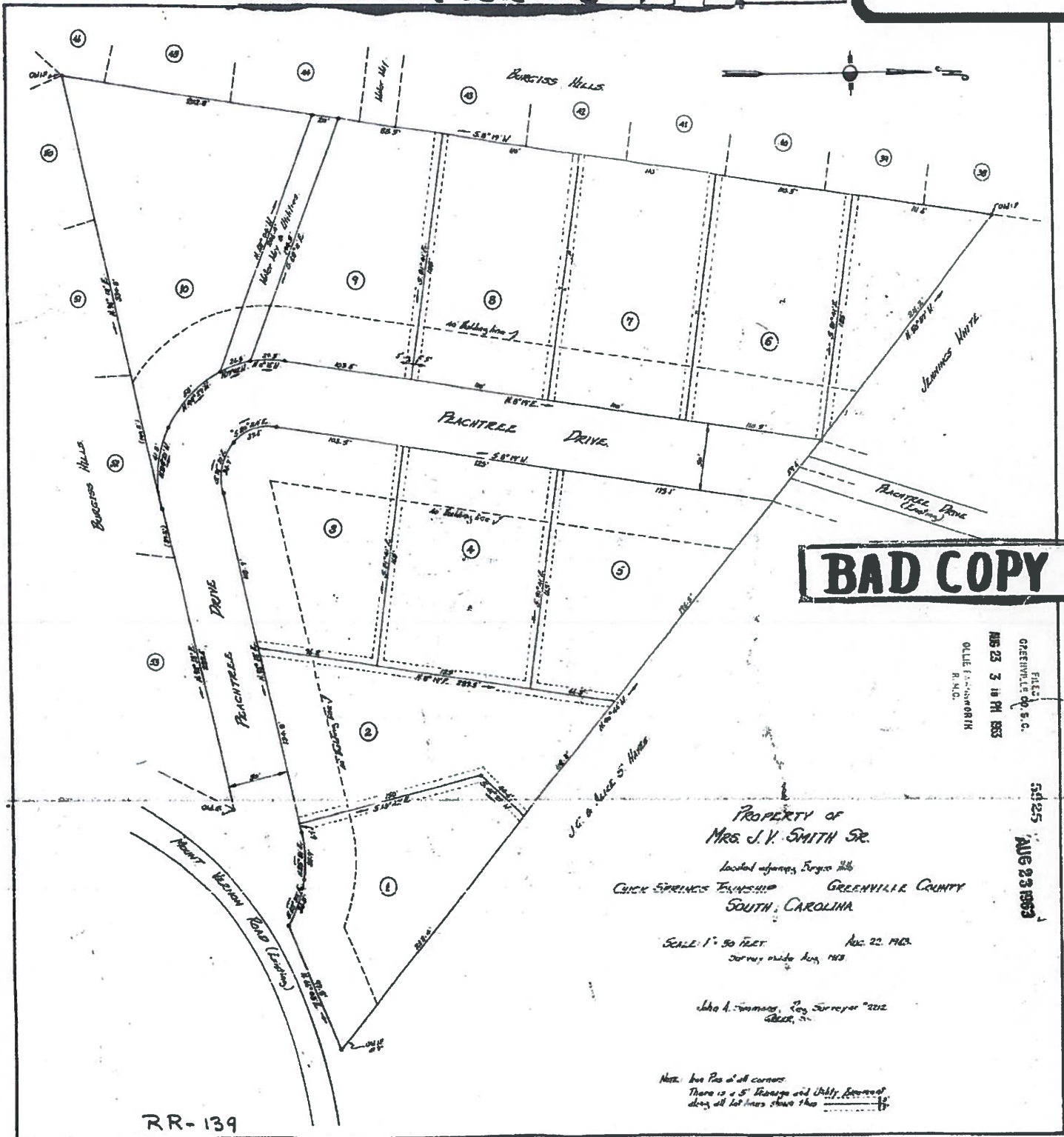
Tammy S. Hill

Notary Public for South Carolina
My Commission expires July 10, 2017

2014034469
DEED Book: DE 2444 Page: 3739 - 3739 1 Pgs
May 20, 2014 09:00:53 AM Cons: \$179,000.00
Rec: \$10.00 Cnty Tax: \$196.90 State Tax: \$465.40
FILED IN GREENVILLE COUNTY, SC *Tammy S. Hill*



Plat Book-R R-Page 139



BAD COPY

FILED
 GREENVILLE CO. S.C.
 AUG 23 3 18 PM 1953
 OLLIE J. JAMESON
 R.M.C.

5425
 AUG 23 1953

PROPERTY OF
 MRS. J. V. SMITH SR.

located adjacent, Section 266
 CUCK SPRINGS TOWNSHIP GREENVILLE COUNTY
 SOUTH CAROLINA

SCALE 1" = 50 FEET
 Survey made Aug. 1953

John A. Jameson, Civil Engineer
 2012
 Greenville, S.C.

Note: Two Pcs. at all corners
 There is a 5' Easement and Utility Easement
 along all lot lines shown thus

RR-139

Part in 2.06

± 5925 Filed This 23 day of Aug. 1953
 And Recorded in Vol. RR Page 139 at 3:18 PM
 Ollie Jameson
 Greenville County, S.C.

EXHIBIT

C

Subject Property
T018020122000
Acres: 0.58

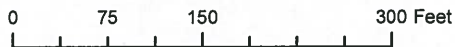
Subject Right of Way
136' of Greenville County Road N0034
Peachtree Dr

District

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

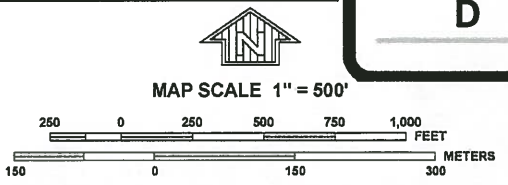
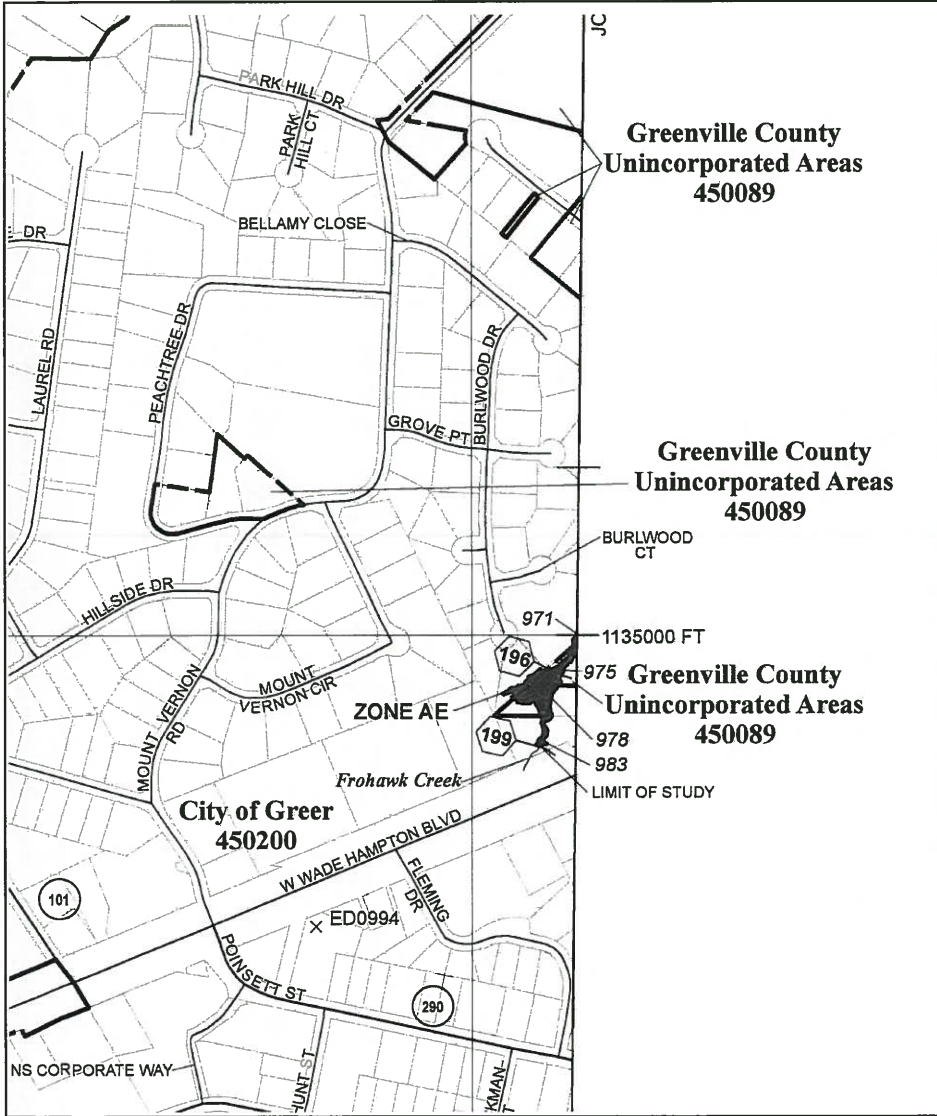


Ordinance 06-2015



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



PANEL 0334E

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

PANEL 334 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0334	E
GREER, CITY OF	450200	0334	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
45045C0334E

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.mac.fema.gov/>.