ANNEXATION ORDINANCE NUMBER 7-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TENIK HOLDINGS, INC. LOCATED AT 2204 COUNTRY CLUB ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Tenik Holdings, Inc. is the owner of property located at 2204 Country Club 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 0536010106800 containing approximately 3.76 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353E attached hereto marked as Exhibit D; and

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

WHEREAS, Tenik Holdings, 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 DRD (Design Review District); 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 Tenik Holdings, Inc. located at 2204 Country Club Road more particularly described on the attached map as Greenville County Parcel Number 0536010106800 containing approximately 3.76 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF COUNTRY CLUB ROAD AND ARLINGTON ROAD ROADWAY:** All of Country Club Road and Arlington Road along the edge of the annexed property owned by Tenik Holdings, Inc. 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 DRD (Design Review District) 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 45045C0353E.

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**

[Signature]

Richard W. Danner, Mayor
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: February 10, 2015

Second and
Final Reading: April 14, 2015

Approved as to Form:

John B. Duggan, City Attorney
Grantee’s Address: 2073 South Federal Highway
Fort Lauderdale, FL 33316

Space above this line for recording information

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT, CLARA R. DELOACH NJ/K/A CLARA D. PURAS herein referred to as Grantor for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100 ($65,000.00) Dollars paid by TENIK HOLDINGS, INC., hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, heirs, successors, and assigns forever:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, in O’Neal Township, just north of Greer, on the northeastern corner of the intersection of Apalache Road and Miller Bridge Road and being shown as 3.74 acre tract on a plat entitled Property of John David Freeman and Sheena C. Freeman, prepared by Carolina Surveying Company, dated February 16, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-B at Page 4 and having, according to said plat, metes and bounds as shown thereon.

LESS AND EXCEPT that portion previously conveyed to South Carolina Department of Transportation, recorded in Deed Book 2002 at Page 1305 in Greenville County ROD, State of South Carolina.

TMS# 0549-03-01-015.00

This being the same property conveyed unto Clara R. DeLoach, dated August 20, 1987, recorded August 20, 1987 in Deed Book 1302 at Page 972 in the Register of Deeds Office for Greenville County, State of South Carolina.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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 Grantors’ heirs, successors or assigns, and personal representatives to warrant and forever defend all and singular said premises unto the Grantee and Grantee’s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the Grantors' hand and seals this 28th day of February, in the year of 2014

Signed, Sealed and Delivered
in the Presence of:

[Signature]

[Signature]
Clara R. DeLoach n/k/a Clara D. Puras

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as the Grantors' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
28th day of February, 2014

[Signature]
Notary Public for the State of South Carolina
My Commission Expires: 12-29-14
This is to certify that on the 16th day of February, 1979, I surveyed the property shown on this plat, being known as 3.74 acres on plat of PROPERTY OF JOHN DAVID FREEMAN & SHEENA C. FREEMAN and recorded in the RMC Office-Greenville County, S. C., in Plat Book at Page ; said that the property lines, walls and buildings are as shown hereon, and that the walls and buildings located on said lot do not encroach or project on adjacent street or property, and that no adjacent walls or buildings encroach or project on said premises, and no power lines cross this property except as shown hereon.

R. B. Bruce, RLE #1952