



ANNEXATION ORDINANCE NUMBER 11-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY EMMANUAL BAPTIST CHURCH LOCATED AT 445 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

WHEREAS, Emmanuel Baptist Church is the owner of property located at 445 South Suber 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 No. T010020100406 containing approximately 2.0 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, Emmanuel Baptist Church 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 R-12 (Single Family Residential); 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 portion of the property owned by Emmanuel Baptist Church located at 445 South Suber Road more particularly described on the attached map as Greenville County Parcel No. T010020100406 containing approximately 2.0 +/- acres is hereby annexed into the corporate city limits of the City of Greer. Also, included herein is the right-of-way of South Suber Road of approximately 1,502 feet as shown on the attached map of the property to be annexed.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Single Family Residential) 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 Residential Land Use 2 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 45045C0342E.

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

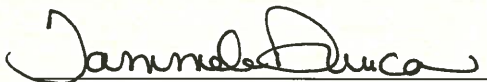
This ordinance shall be effective upon second reading approval thereof.

CITYOF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



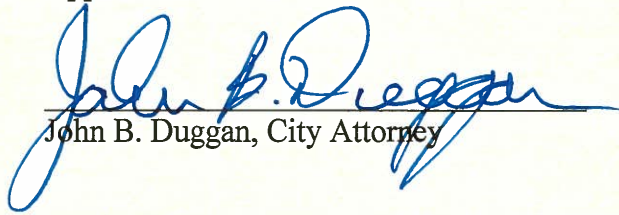
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: July 8, 2014

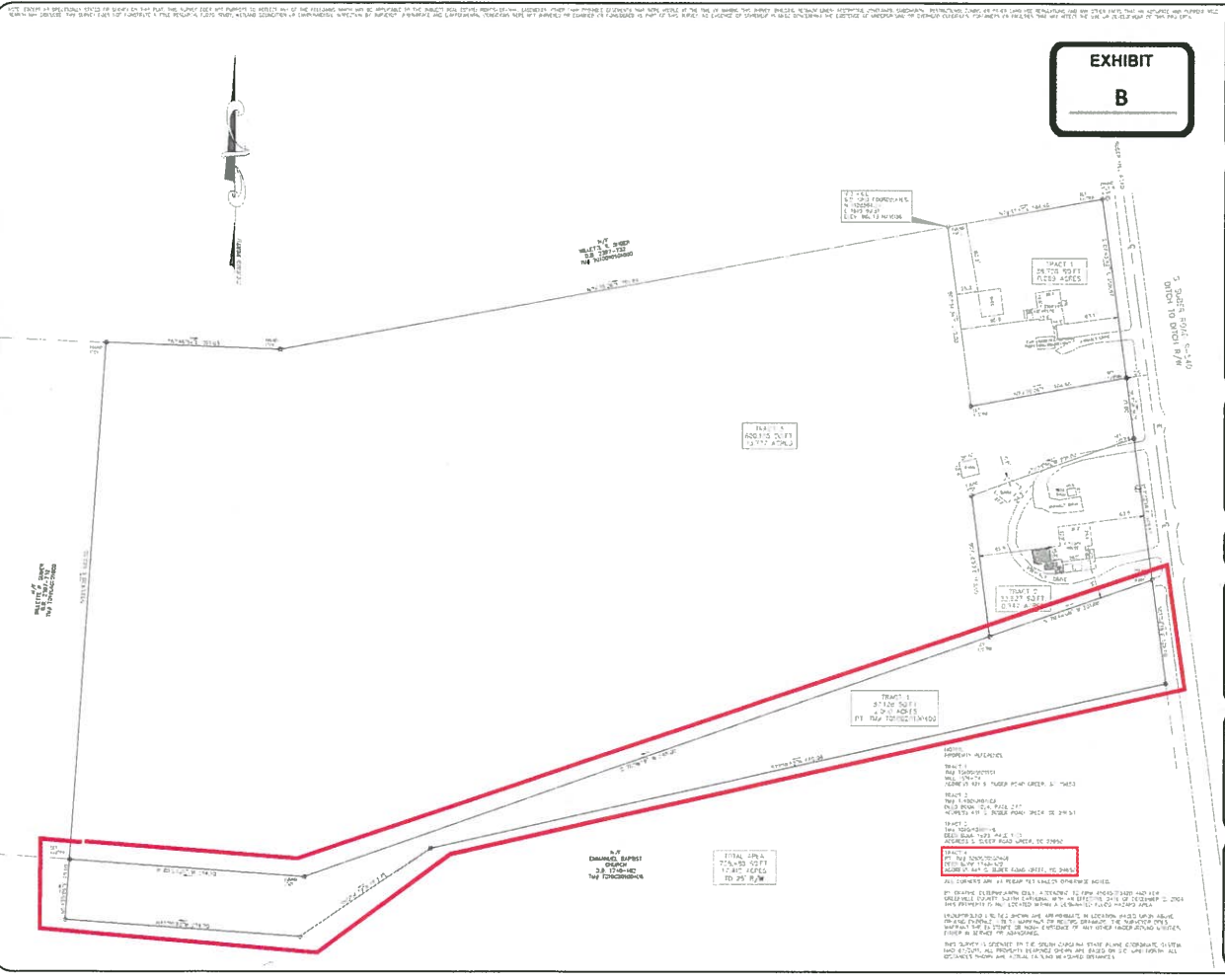
Second and
Final Reading: August 12, 2014

Approved as to Form:


John B. Duggan, City Attorney

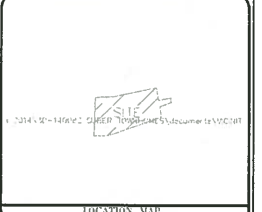
All that certain piece, parcel or lot of land, situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, having an area of 87,128 square feet, or 2.000 acres, more or less, being a portion of the property of Emmanuel Baptist Church, and shown as Tract 4 on that certain plat of survey for Mark III Properties, prepared by 3D Land Surveying, Inc., dated April 24, 2014, and having, according to said survey, the following metes and bounds, to wit:

Beginning at a 3/4" crimp top pin found 25 feet west of the centerline of S. Suber Road, on the southerly line of property now or formerly of Brock A. and Barbara S. Sloan; thence running with the western limit of S. Suber Road South 07°32'16" East for a distance of 122.00 feet to a 1/2" rebar set; thence running South 77°18'52" West for a distance of 880.08 feet to a 1/2" rebar set; thence running South 55°54'39" West for a distance of 183.75 feet to a 1/2" rebar set; thence running North 85°50'20" West for a distance of 274.70 feet to a 1/2" rebar set; thence running North 03°59'02" East for a distance of 70.00 feet to 1/2" rebar set at the Southwestern corner of property now or formerly of Barbara S. Sloan; thence running with the southerly lines of Barbara S. Sloan the following courses and distances: South 85°50'20" East for a distance of 274.70 feet to a 1" crimp top pin found, thence North 70°38'19" East for a distance of 848.00 feet to 1/2" rebar set, being common corner with the property now or formerly of Brock A. and Barbara S. Sloan; thence running with the southerly line of Brock A. and Barbara S. Sloan North 70°46'08" East for a distance of 201.08 feet to the TRUE POINT OF BEGINNING.



**EXHIBIT
B**

3D LAND SURVEYING
 P.O. BOX 8484 GREENVILLE, SC 29604
 (864) 272-8274 info@3dls.com



DATE	DATE	DESCRIPTION
08/21/14	08/21/14	FIELD NOTES
08/21/14	08/21/14	FIELD NOTES
08/21/14	08/21/14	FIELD NOTES



LEGEND

PT. MARK	TO PAIR MARK	TO PAIR MARK
TO PAIR MARK	TO PAIR MARK	TO PAIR MARK
TO PAIR MARK	TO PAIR MARK	TO PAIR MARK
TO PAIR MARK	TO PAIR MARK	TO PAIR MARK
TO PAIR MARK	TO PAIR MARK	TO PAIR MARK

SURVEY FOR
MARK III PROPERTIES, INC.
 S SUBER ROAD
 GREENVILLE COUNTY SOUTH CAROLINA

NOTICE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1978, AS AMENDED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA, AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.

FILED
GREENVILLE, S.C.

JAN 23 1 53 PM '98

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE, REGISTER OF DEEDS

TITLE TO REAL ESTATE



KNOW ALL MEN BY THESE PRESENTS that Alton Fred Copeland for and in consideration of Six Hundred Seventy Thousand and no/100 (\$670,000.00) Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Emmanuel Baptist Church, an S.C. Non-Profit Corporation, their heirs and assigns forever the following described property:

SEE EXHIBIT "A"

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 successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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 and against grantor every person whomsoever lawfully claiming or to claim the same or any part thereof.

1-23 3540

WITNESS grantor's(s') hand(s) this 10th day of January, 1997.

SIGNED, sealed and delivered

in the presence of:

Patricia T. Lee
Witness

Alton Fred Copeland (SEAL)
Alton Fred Copeland

3
1000

Laura C. Boyan
Witness

_____ (SEAL)

5406

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within deed and that (s)he, with the other witness ascribed above, witnessed the execution thereof.

(SEAL) Patricia Kius
Witness

SWORN to before me this 21st day of January, 1998

Carly G. Gagliardi
Notary Public for South Carolina.
My Commission Expires 3/12/2007

STATE 1743.30
JAN 23 1998
COUNTY 739.55

EXHIBIT "A"

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the west side of Suber Road, about three (3) miles from the City of Greer, containing nine (9) acres, more or less, and being shown as "Tract E-1" of the Annie L Copeland Estate, according to survey and plat by Clarkson and Campbell, Registered Surveyors, dated May, 1962, and Amended February 12, 1969, reference to said later plat is hereby craved for a metes and bounds, courses and distances description thereof.

ALSO, ALL that certain piece, parcel or tract of land containing 24.5 acres, more or less, in Chick Spring Township, Greenville County, South Carolina, situated on the west side of Suber Road, and being Tract "F" of the Annie L. Copeland Estate, according to survey and plat of H.C. Clarkson and R.E. Campbell, Surveyors, dated May, 1962, reference to said plat is hereby craved for a metes and bounds, courses and distances description thereof.

This is the same property conveyed to Alton Fred Copeland by Deed of Frank Stroud Copeland recorded in the RMC Office for Greenville County on May 5, 1986 in Deed Book 1265 at Page 688.

This conveyance is subject to all applicable covenants, restrictions, easements, rights-of-way and zoning regulations applicable to the said property and of public record or obvious from an inspection of said property.

-276-T10.2-1-4.5, 4.6

Grantee Address:

121 Rolling Green Circle
Greenville, SC 29615

Attorney:

Susan Ingles
Attorney at Law
P.O. Box 211
Greenville, SC 29602

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 01:53 PM
01/23/98 RECORDED IN DEED
BOOK 1740 PAGE 0102
DOC # 98005406

Judy A. Dix

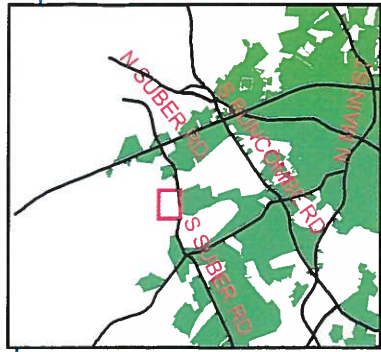









EXHIBIT
C

Subject Property
T010020100406(portion)
Acres: 2.0

1,502' of Right of Way

SWEDES RUN

District

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



