



ANNEXATION ORDINANCE NUMBER 12-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BROCK SLOAN AND BARBARA SLOAN LOCATED AT 431 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

WHEREAS, Brock Sloan and Barbara Sloan are the owners of property located at 431 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. T010010101105 containing approximately .79 +/- 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 two (2) occupants; and

WHEREAS, Brock Sloan and Barbara Sloan 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 owners have 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 property owned by Brock Sloan and Barbara Sloan located at 431 South Suber Road more particularly described on the attached map as Greenville County Parcel No. T010010101105 containing approximately .79 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF SOUTH SUBER ROAD ROADWAY: Also included herein is the roadway of South Suber Road of approximately 165 feet as shown on the attached map of the property to be annexed.

3. 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.


4. 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.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.

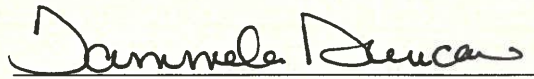
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:



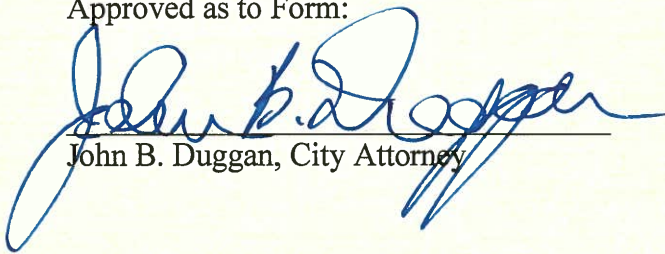
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: July 8, 2014

Second and
Final Reading: August 12, 2014

Approved as to Form:



John B. Duggan, City Attorney

STATE TO REAL ESTATE—DAN G. McKINNEY, ATTORNEY
State of South Carolina
GREENVILLE COUNTY }
That I, Clyde C. Suber

in consideration of the sum of TEN (\$10.00)----- in the State aforesaid.
DOLLARS.

LOVE AND AFFECTION

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) BROCK A. SLOAN and BARBARA S. SLOAN, their heirs and assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located on the Western side of Suber Road and the northern side of a 50 foot road and being a part of Tract No. 2 on plat of the Estate of Daisy C. Suber, made by Torry T. Dill, surveyor, dated June 1969 and revised March 1971 and having the following metes and bounds, to wit:

Beginning at the Northwest intersection of Suber Road and a 50 foot road that runs along Bertla Copeland and runs thence with the center of said 50 foot road, S. 71-10 W., 226.6 feet to pin in road; thence leaving road and running N. 6-54 W., 165 feet to iron pin; thence N. 71-10 E., 226.6 feet to center of Suber Road; thence with center of Suber Road, S. 6-54 E., 165 feet to the beginning corner.

This is a part of the same conveyed to Clyde C. Suber by deed recorded in deed book 874; page 622, Greenville County R. H. C. Office.

Property subject to road right of ways. -228 - T10.1-1-11.5
OUT OF T10.1-1-11.2

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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors, and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 29th. day of August in the year of our Lord One Thousand Nine Hundred and Seventy Five

Signed, Sealed and Delivered in the Presence of
Sandra H. Mc Abee (Seal)
Maurice T. Belue (Seal)

State of South Carolina }
GREENVILLE COUNTY } Personally appeared before me Sandra H. Mc Abee
and made oath that she saw the within named grantor(s) Clyde C. Suber sign, seal and as his act and deed

deliver the within written deed, and that s he, with Maurice T. Belue witnessed the execution thereof.
Sworn to before me this 29th. day of August, A. D., 19 75
Maurice T. Belue (Seal)
My commission expires 5/1/79 Notary Public for South Carolina
Sandra H. Mc Abee

State of South Carolina }
GREENVILLE COUNTY }
RENUNCIATION OF DOWER
I, Maurice T. Belue Notary Public, do hereby certify

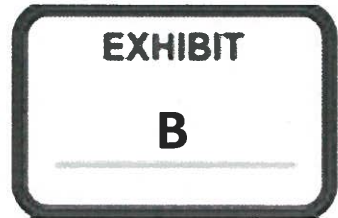
unto all whom it may concern, that Mrs. Rose R. Suber wife of the within named Clyde C. Suber did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Brock A. Sloan and Barbara S. Sloan, their Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th. day of August, A. D., 1975
Maurice T. Belue (Seal)
My commission expires 5/1/79 Notary Public for South Carolina
Rose R. Suber
Cancelled documentary stamps attached: S. C. S. U. S. S. at 2:21 PM. 7172
Rec. dled this day of SEP 16 1975, 19

EXHIBIT
A

1755

4328 RW-2



June 3, 2014

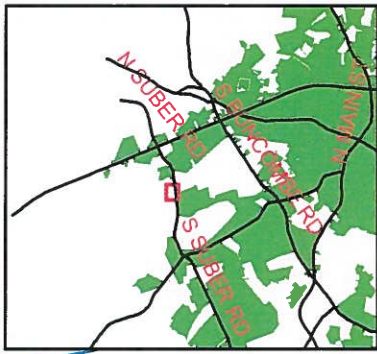
NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL T010010101105.

A handwritten signature in black ink, appearing to read "Glenn M. Pace". The signature is fluid and cursive.

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS

EXHIBIT
C



Subject Property
T010010101105
Acres: 0.79

165' of Right of Way

District

	Parcels
	1
	2
	3
	4
	5
	6

AN 2014-08

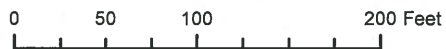
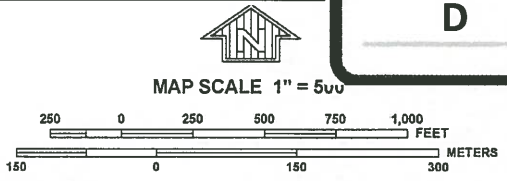
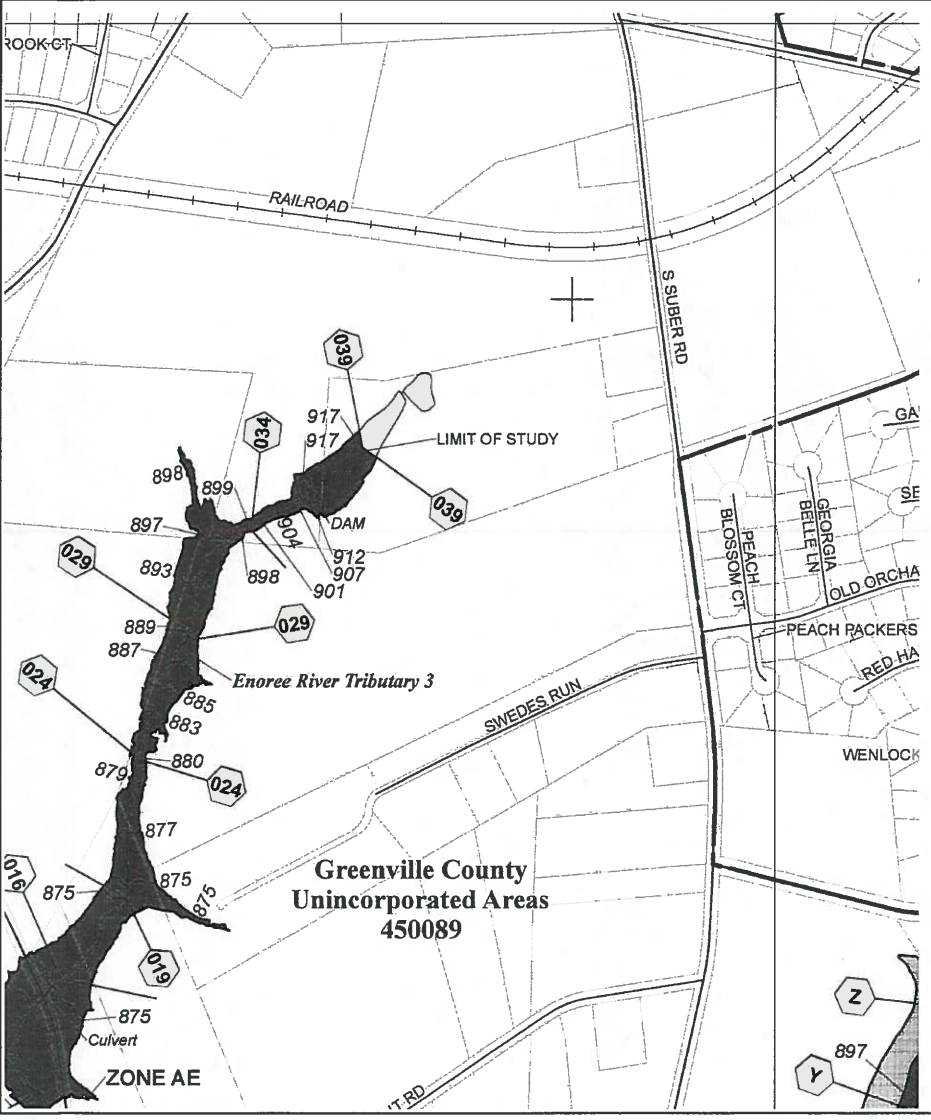


EXHIBIT
D



PANEL 0342E

FIRM

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

PANEL 342 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)


CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0342	E
GREER CITY OF	450200	0342	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
45045C0342E**

**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 FIRMet - 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.msc.fema.gov/>.