ANNEXATION ORDINANCE NUMBER 13-2014

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

WHEREAS, Barbara Sloan is the owner of property located on 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. T010010101106 containing approximately 13.8 +/- 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, Barbara Sloan has petitioned the City of Greer to annex her 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 property owned by Barbara Sloan located on South Suber Road more particularly described on the attached map as Greenville County Parcel No. T010010101106 containing approximately 13.8 +/- acres are 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 60 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.

**CITY OF GREER, SOUTH CAROLINA**

[Signature]
Richard W. Danner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

Ordinance Number 13-2014
Annexation South Suber Rd
Page 2 of 3
Introduced by: Councilwoman Kimberly Bookert

First Reading: July 8, 2014

Second and
Final Reading: August 12, 2014

Approved as to Form:

John B. Duggan, City Attorney
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ROSE R. SUBER

in consideration of One Hundred ($100.00) love and affection, and in consideration of the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BARBARA S. SLOAN, her heirs and assigns forever:

SEE EXHIBIT A ATTACHED FOR COMPLETE DESCRIPTION

TAX MAP NO.: T 10.1-11.1

GRANTEE'S ADDRESS: 431 S. Suber Rd, Greer, SC 29650

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 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 18th day of July, 2000.

SIGNED, sealed and delivered in the presence of:

__________________________  ____________________________
Benny J. Coggins           Rose R. Suber

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of July, 2000.

__________________________  ____________________________
Notary Public for South Carolina (SEAL) Benny J. Coggins

My commission expires 6/27/06
EXHIBIT A

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, being shown and designated on a plat prepared for the Estate of Daisy Copeland Suber by Terry T. Dill, R.S., June, 1969, and according to said plat is known as Tract 2 and the old homeplace, and being more particularly described as follows:

BEGINNING at an iron pin on the line of Bertha Copeland and running thence N 43-38 E 605 feet to an iron pin; thence S 86-58 E 204 feet to an iron pin; thence N 80-05 E 790 feet to an iron pin; thence S 7-05 E 210 feet to an iron pin; thence N 80-05 E 210 feet to an iron pin on bank of Suber Road; thence S 7-05 E 67 feet to an iron pin; thence S 6-54 E 165 feet to an iron pin on the line of Bertha Copeland; thence along the line of Copeland S 71-10 W 226.6 feet to an iron pin; thence S 71-11 W 848.4 feet to iron pin; thence N 85-22 W 274.7 feet to an iron pin, the point of beginning.

LESS, HOWEVER, that portion of property conveyed to Brock A. Sloan and Barbara S. Sloan by deed recorded in Deed Book 1024, Page 277, on September 16, 1975.

ALL water rights heretofore existing between the parties is hereby conveyed. This includes the homeplace which is shown on the above aforementioned plat.

DERIVATION: This being a portion of the property conveyed to Clyde C. Suber by deed of Walter H. Suber, et al, as recorded in the ROD Office for Greenville County, South Carolina, in Deed Book 874, Page 622, on August 29, 1969. Thereafter Clyde C. Suber died testate devising said property to his wife, Rose R. Suber, as shown by records contained in Greenville County Probate Court in Apartment 1531, File 24.
June 3, 2014

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL T010010101106.

Glenn M. Pace
Planning & Zoning Coordinator
FIRM
FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

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

COMMUNITY
GREENVILLE COUNTY 450089 0342 E
GREEN CITY OF 450271 0342 E

Federal Emergency Management Agency

This is an OFFICIAL copy of a portion of the above referenced flood map. It was extracted using FIRM+Desktop version 1.0. 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.fema.gov.