



ANNEXATION ORDINANCE NUMBER 20-2014

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 14.7 +/- 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 14.7 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

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



Richard W. Danner, Mayor

ATTEST:



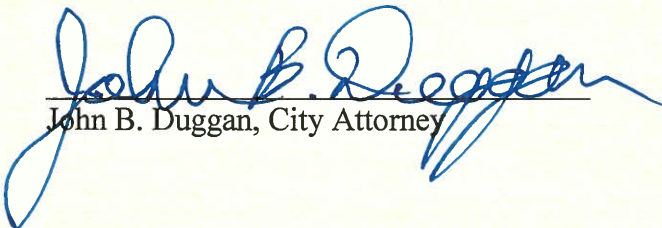
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: August 12, 2014

Second and
Final Reading: September 23, 2014

Approved as to Form:


John B. Duggan, City Attorney

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. Tus
Witness

Alton Fred Copeland (SEAL)
Alton Fred Copeland

Laura C. Bogan
Witness

_____ (SEAL)

3 1000

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 Kus
Witness

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

Christy D. [Signature]
Notary Public for South Carolina.
My Commission Expires 3/12/2007

STATE 1743.30
JAN 23 1998
COUNTY 737.55

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

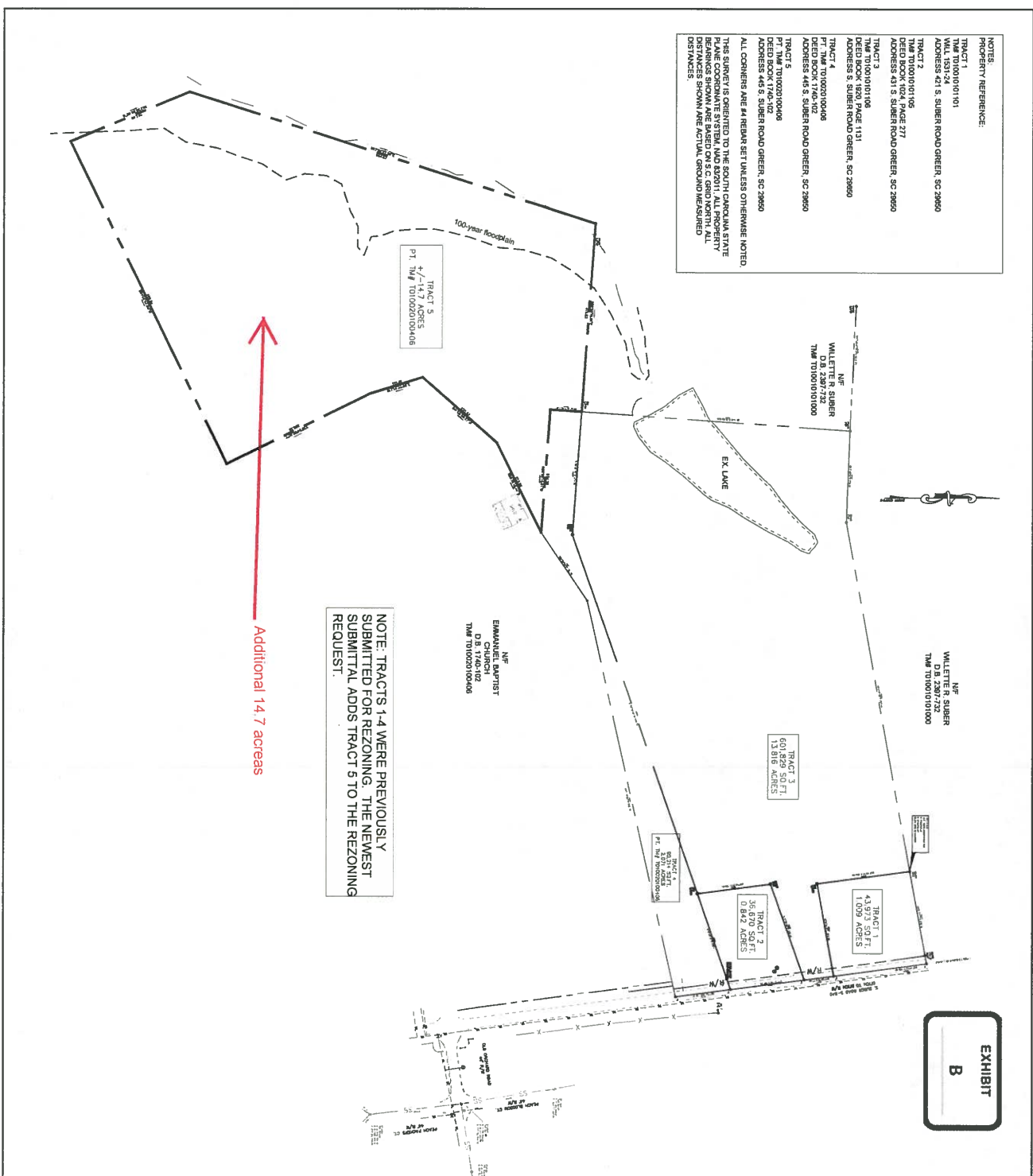
Attorney:

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. Day

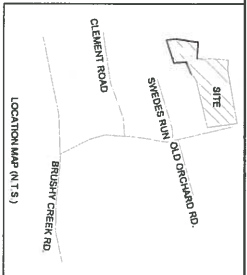
NOTES:
PROPERTY REFERENCE:
TRACT 1
T.M.# T01002010101
W.L. 151-24
ADDRESS 421 S. SUBER ROAD GREER, SC 29650
TRACT 2
T.M.# T01002010102
W.L. 151-24
ADDRESS 421 S. SUBER ROAD GREER, SC 29650
TRACT 3
T.M.# T01002010103
DEED BOOK 1920, PAGE 1131
ADDRESS 5, SUBER ROAD GREER, SC 29650
TRACT 4
T.M.# T01002010104
DEED BOOK 1740-102
ADDRESS 445 S. SUBER ROAD GREER, SC 29650
TRACT 5
T.M.# T01002010105
DEED BOOK 1740-102
ADDRESS 445 S. SUBER ROAD GREER, SC 29650
ALL CORNERS ARE AS REBUILT UNLESS OTHERWISE NOTED.
THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83(11). ALL PROPERTY BOUNDARIES SHOWN ARE ACTUAL, GROUNDS MEASURED.



NOTE: TRACTS 1-4 WERE PREVIOUSLY SUBMITTED FOR REZONING. THE NEWEST SUBMITTAL ADDS TRACT 5 TO THE REZONING REQUEST.

Additional 14.7 acres

EXHIBIT B



HARTWOOD LAKE
TYPE OF DEVELOPMENT: R-12

TAX MAP: C-10000-0101-01
SUBDIVISION: HARTWOOD LAKE
DATE: JUNE 24, 2014

OWNER: JIMMY L. HARTWOOD
ADDRESS: 421 S. SUBER ROAD, GREER, SC 29650

DESIGNER: GRAY ENGINEERING CONSULTANTS
ADDRESS: 130 PILGRIM ROAD, GREENVILLE, SC 29607
PHONE: (864) 492-2000
FAX: (864) 492-2001
WWW.GRAYENGINEERING.COM

SCALE: 1" = 60'

OVERALL PROPERTY PLAN
HARTWOOD LAKE SUBDIVISION
SUBER ROAD GREER, SC

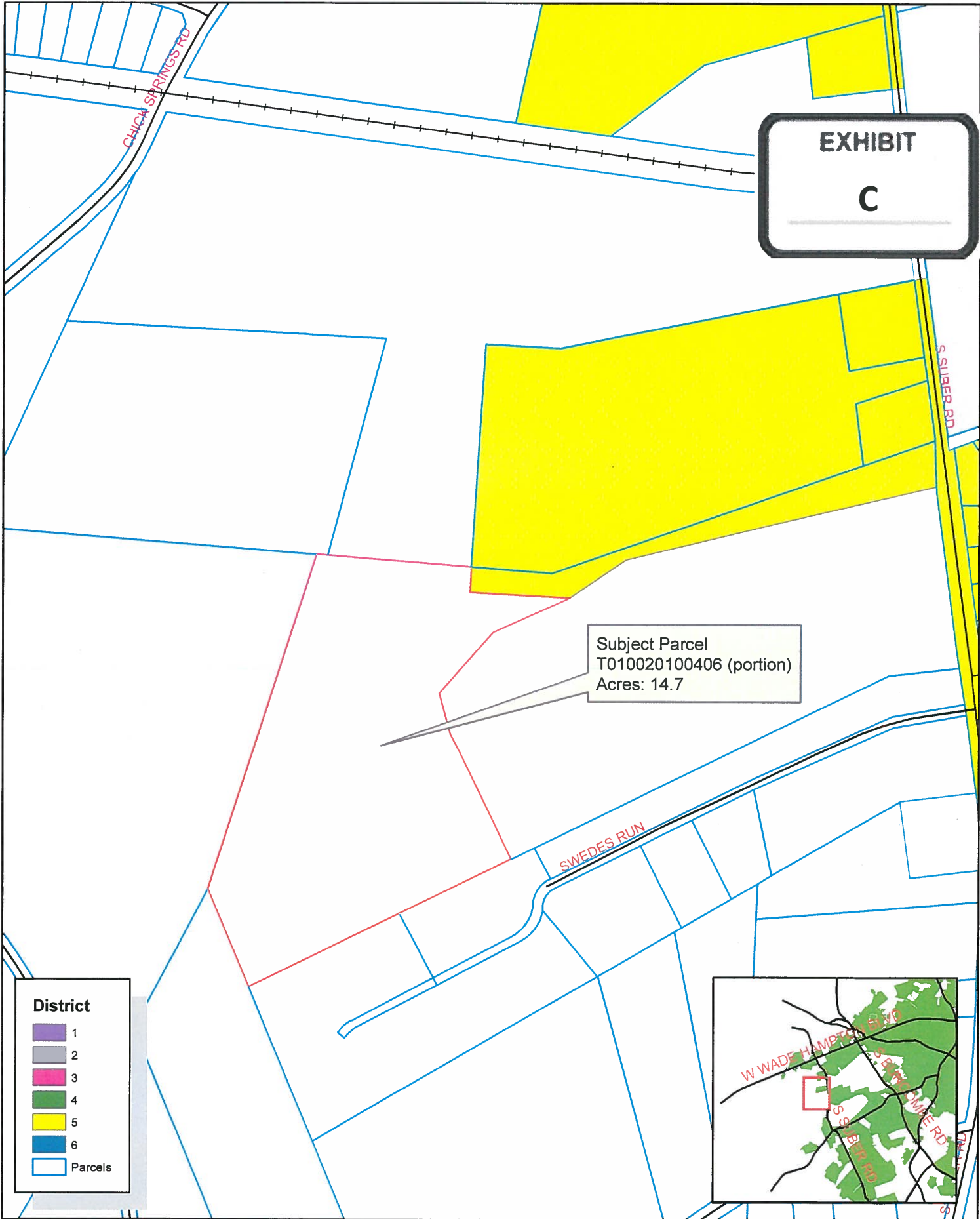
GRAY ENGINEERING CONSULTANTS
130 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 492-2000 FAX: (864) 492-2001
WWW.GRAYENGINEERING.COM

NO. DATE BY REVISION
A 6/24/14 C. JR. SUBMITTED PRELIM PLAN

PROJECT NUMBER: 100
DESIGNER: GRAY ENGINEERING CONSULTANTS
PROJECT DATE: 6/9/14
SCALE: 1" = 60'
SHEET NO.: 20120-09
DATE: 6/11/14

OP-1
SHEET

EXHIBIT
C



Subject Parcel
T010020100406 (portion)
Acres: 14.7

District

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

Parcels

