



ANNEXATION ORDINANCE NUMBER 25-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY XIROYONG MICHAEL HONG LOCATED AT 124 ALEXANDER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY-CLUSTER) FOR SAID PROPERTY

WHEREAS, Xiroyong Michael Hong is the owner of property located at 124 Alexander 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. 0535030104102 containing approximately 4.49 +/- 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, Xiroyong Michael Hong has petitioned the City of Greer to annex his 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 (Residential Single Family-Cluster); 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 Xiroyong Michael Hong located at 124 Alexander Road more particularly described on the attached map as Greenville County Parcel No. 0535030104102 containing approximately 4.49 +/- 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 (Residential Single Family-Cluster) 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 Community 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.

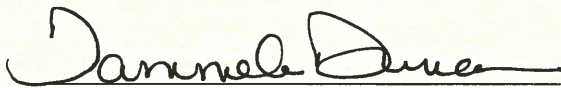
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



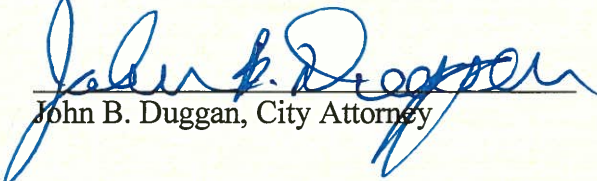
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: October 14, 2014

Second and
Final Reading: November 25, 2014

Approved as to Form:


John B. Duggan, City Attorney

STATE OF SOUTH CAROLINA)
 : QUITCLAIM DEED
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that Plymouth Park Tax
Services, LLC ("Grantor") in the State aforesaid for and in
consideration of Fifty Eight Thousand and no/100 Dollars
(\$58,000.00) Dollars, to it in hand paid at and before the
sealing of these presents, by Xiaoyong Michael Hong, (hereinafter
the "Grantee") in the State aforesaid, the receipt whereof is
hereby acknowledged, has bargained, sold, quitclaimed and
released and by these presents does bargain, sell, quitclaim and
release unto the said Xiaoyong Michael Hong, any and all
interest, if any, which the Grantor may have in the following
property:

ALL that piece, parcel or lot of land lying and being in State of South
Carolina, County of Greenville, containing 4.5 acres, more or less,
BEGINNING at a nail cap in the center of Alexander Road and traveling
thence N26-20-09W 700 ft to an iron pin; thence turning and running N62-
46-04E 230.77 ft to another iron pin; thence S25-35-33E 389.78 ft to an iron
pin; thence N69-02-41E 110.5 ft to an old iron pin; S15-17-19E 417.22 ft to a
nail cap in the center of Alexander Rd.; thence N65-07-17W to an old nail cap
in the center of Alexander Rd; thence S76-10W 56.5 ft to a nail cap S66-30W
50.0 ft to the point of beginning. LESS however any portion previously
conveyed and subject to restrictions of record.

This is the same property conveyed to James Trotter by deed of Lela Herd
Trotter recorded in deed book 1393, page 928 March 28, 1990 in the Register
of Deeds Office for Greenville County.

TMS: 0535 03 01 041 02



2007001595 QCD
3 PGS
Book: DE 2245 Page: 776-778

January 05, 2007 02:23:33 PM Cons: \$58,000.00
Rec \$10.00 Cnty Tax: \$63.80 State Tax: \$150.80

FILED IN GREENVILLE COUNTY, SC

Grantee's Address: 320 Ascot Ridge Ln.
Greer, SC 29650

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 premises before mentioned unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF that Plymouth Park Tax Services, LLC has caused these presents to be executed in its name this 6 Day of December in the year of our Lord two thousand and six.

Signed, Sealed and Delivered in the Presence of:

Plymouth Park Tax Services, LLC

(Witness 1/ Signature)
(Witness 2/ Signature)

BY: Its Vice President Grantor Douglas M. Baduszewski

STATE OF N.J.
COUNTY OF Morris

Acknowledgement

I Thomas DeFrancesco (Print Name of Notary) do hereby certify that the Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and (where an official seal is required by law) official seal this the 6 day of December, 2006.

THOMAS DEFRANCESCO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires December 7, 2010

Notary Signature
Notary Public for
My Commission Expires 12/7/2010.

Exhibit "A"

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, containing 4.5 acres, more or less, BEGINNING at a nail cap in the center of Alexander Road and traveling thence N 26-20-09 W 700 ft to an iron pin; thence turning and running N 62-46-04 E 230.77 ft to another iron pin; thence N 69-02-41 E 110.5 ft. to an old iron pin; S 15-17-19 E 417.22 ft. to a nail cap in the center of Alexander Rd.; thence N 65-07-17 W to an old nail cap in the center of Alexander Rd.; thence S 76-10W 56.5 ft. to a nail cap S 66-30 W 50.0 ft. to the point of beginning. LESS however any portion previously conveyed and subject to restrictions of record.

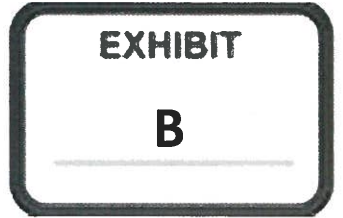
This is the same property conveyed to Plymouth Park Tax Services, LLC by deed of Wachovia Bank, N.A., a national banking association dated March 23, 2006 and recorded in the RMC Office for Greenville County in Deed Book 2245 at Page 221.

Property address: 124 Alexander Road, Greer, SC

TMS# 0535.03-01-041.02

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007001595 Book: DE 2245 Page: 776-778
January 05, 2007 02:23:33 PM

Timothy J. Ramsey



October 3, 2014

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR
PARCEL 0535030104102.

A handwritten signature in black ink, appearing to read "Glenn M. Pace". The signature is fluid and cursive, with a long horizontal line extending to the right.

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS

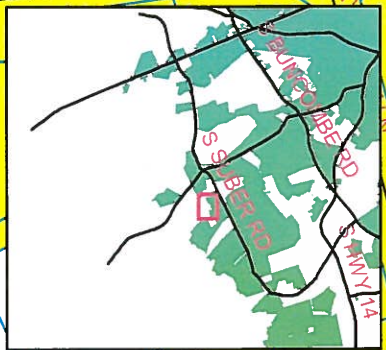
EXHIBIT

C

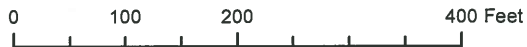
Subject Property
0535030104102
Acres: 4.49

District

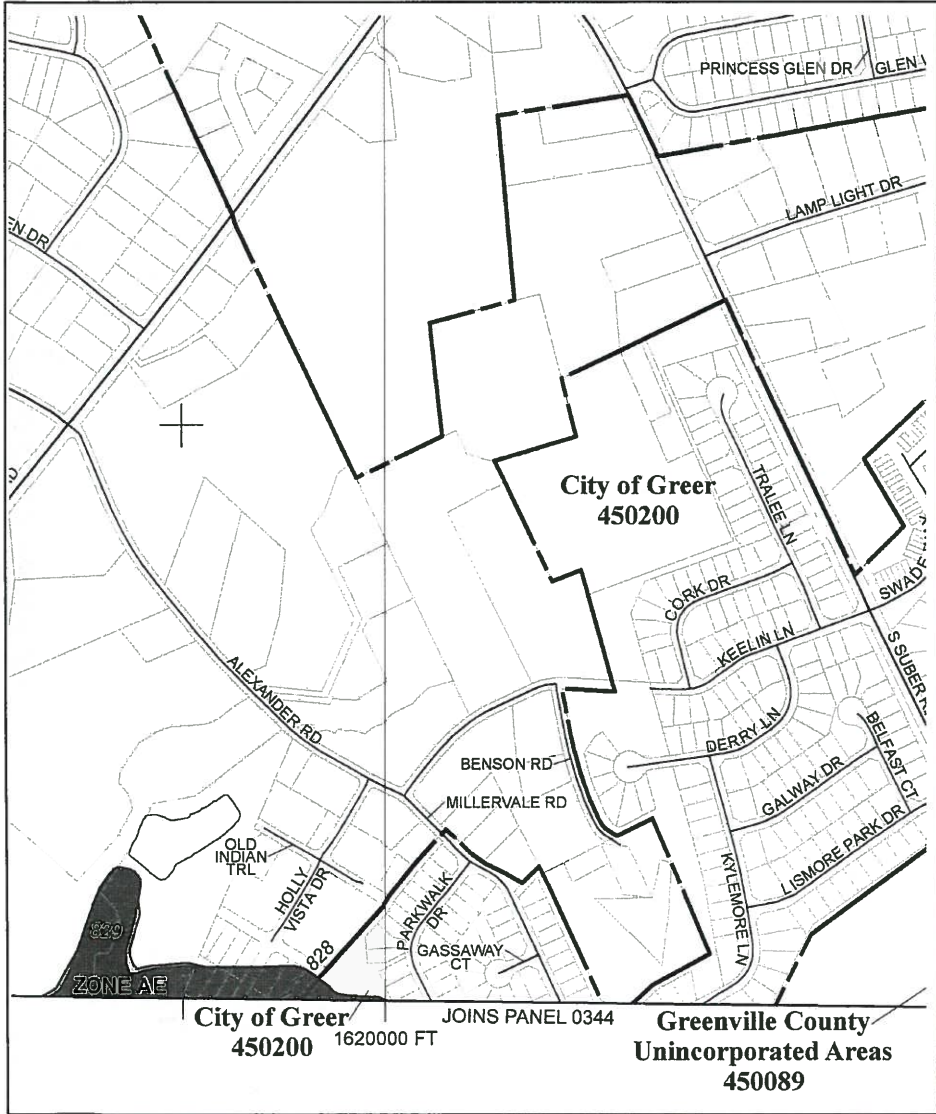
- 1
- 2
- 3
- 4
- 5
- 6
- Parcels



Ordinance Number 25-2014



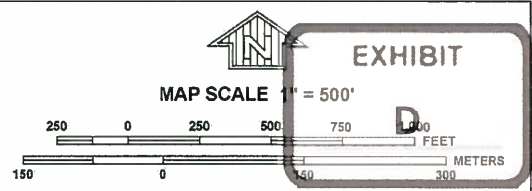
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.



City of Greer
450200 1620000 FT

JOINS PANEL 0344

Greenville County
Unincorporated Areas
450089



NATIONAL FLOOD INSURANCE PROGRAM

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 FIRMette - 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/>.