



ANNEXATION ORDINANCE NUMBER 26-2014

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

WHEREAS, Evelyn Trotter is the owner of property located on 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. 0535030104101 containing approximately 6.26 +/- 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, Evelyn Trotter 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 (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 Evelyn Trotter located on Alexander Road more particularly described on the attached map as Greenville County Parcel No. 0535030104101 containing approximately 6.26 +/- 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.

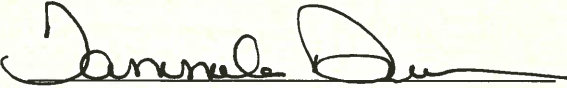
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

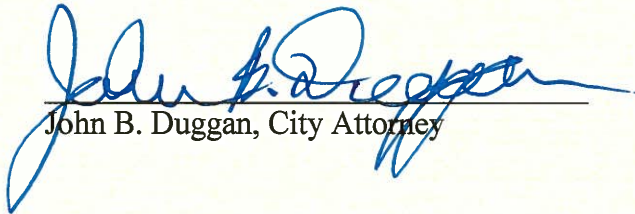

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: October 14, 2014

Second and
Final Reading: November 25, 2014

Approved as to Form:



John B. Duggan, City Attorney

EXHIBIT
A

BOOK 1850 PAGE 774

TAX MAP SHEET 0535.3-1-41.17
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE COURT
IN THE MATTER OF) Greenville
Estate of JAMES EDWARD TROTTER Deceased
CASE NUMBER 98-ES-23- 0850

DEED OF DISTRIBUTION

WHEREAS, the decedent died the 27th of APRIL 1998 and,
WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in the file number 98-ES-23-00850, and,
WHEREAS, the GRANTEE named is either a beneficiary or heir at law, as appropriate, of the decedent; and,
WHEREAS, The undersigned Personal Representative is duly appointed and qualified fiduciary in this matter; and,
NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant bargain, sell and release to:

EVELYN E. TROTTER
Address: 18 MAYFAIR DRIVE
TAYLORS S. C. 29607 **EXEMPT**

The following interests in the property described below: 10/10/1999

TO EVELYN E. TROTTER ALL MY undivided interest

THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN with all improvements, situate, lying and being in the State of South Carolina, County of Greenville, shown on a plat prepared by T. H. Walker, Jr. RLS 3182, dated March 6, 1990 reference to which is hereby craved for a more complete and accurate description and being described as follows:

BEGINNING at a nail cap in the center of Alexander Road and traveling then N24-21-48W 169.43 to an old iron pin, then running N25-48-22W 282.16 ft to another old iron pin, then N25-33-08W 209.82 ft to an old iron pin, then N24-57-50W 312.93 ft to an old iron pin N67-15-28E 460.0 feet to an iron pin, then S25-35-33E 242.0 ft to an old iron pin, then -175-533-1-411

14328 IV-2

S62-46-04W 230.77 ft to an old iron pin, then S626-20-09E 700.0 ft to an old nail cap in the center of Alexander Road, then along Alexander Rd S6344-11W to a nail cap in the center of Alexander Rd which is the point of beginning.

This property is subject to all rights of way, easements or restrictions of record or on the ground.

This being the same property conveyed to the deceased, James E. Trotter, by deed of Lela Heard Trotter, retaining a life estate, in Deed Book 1393 at page 927, recorded March 28, 1990, in the ROD once RMC Office of Greenville County, S. C.

TOGETHER WITH, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/ Property unto the said EVELYN E. TROTTER his/hers heirs, or assigns FOREVER;

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this date JULY 1, 1999

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Estate of:
JAMES EDWARD TROTTER

Evelyn E. Trotter
PERSONAL REPRESENTATIVE
EVELYN E. TROTTER

Witness

Susan J. O'Connell
Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE PROBATE

PERSONALLY appeared before me the witness SUSAN J. O'CONNELL who made oath, he or she saw the named Personal Representative sign, seal, and as their act and deed, deliver the within Deed, and the witness with the other witness witnessed the execution of the Deed.

SWORN TO BEFORE ME THIS DATE: July 1, 1999
Susan J. O'Connell Witness

Notary Public for South Carolina
My commission expires: 5/1/2009

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 09:40 AM
07/07/99 RECORDED IN DEED
BOOK 1850 PAGE 0774
DOC # 99058522

Judy B. Hix

14328 IV.2



October 3, 2014

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR
PARCEL 0535030104101

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

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS

EXHIBIT

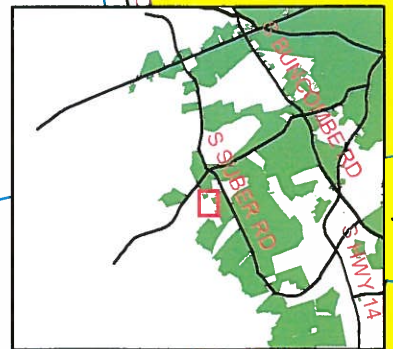
C

Subject Property
0535030104101
Acres: 6.26

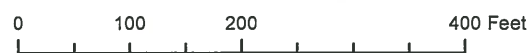
District

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

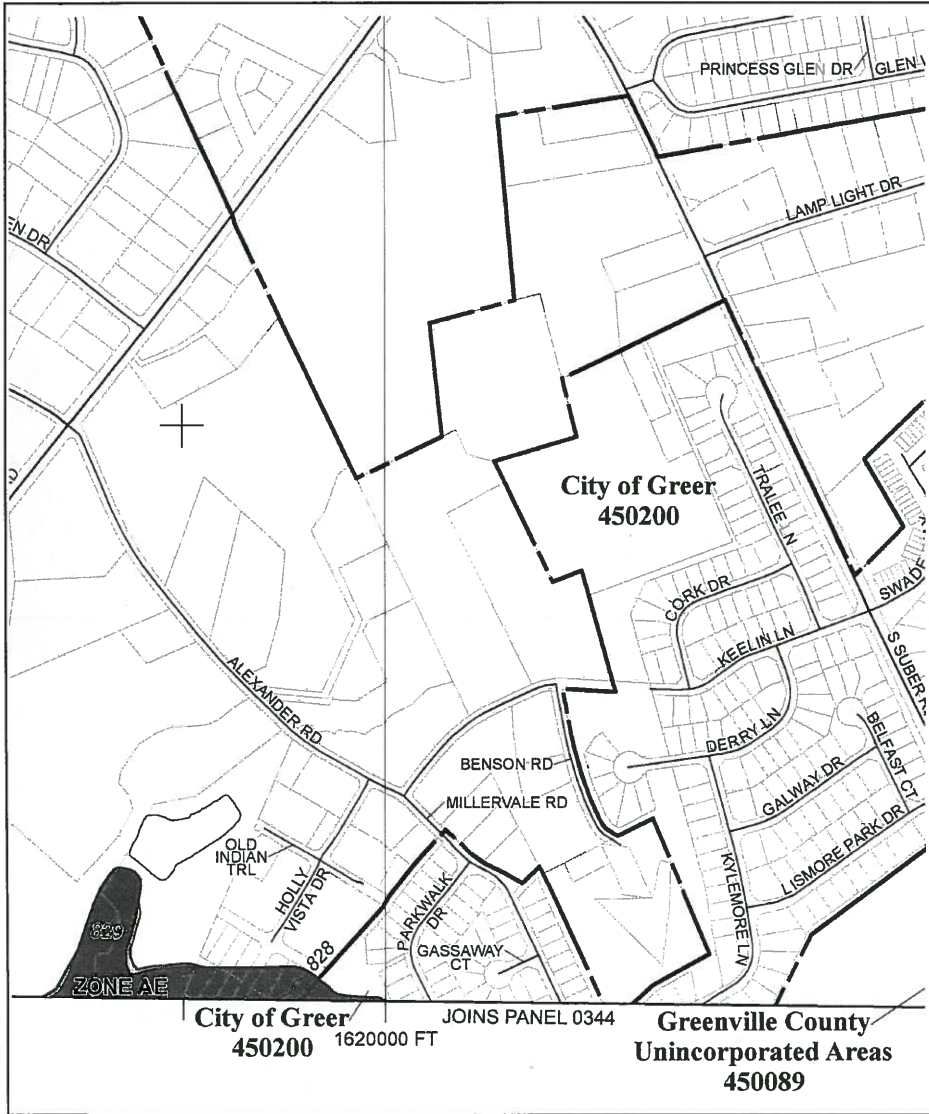
Parcels



Ordinance Number 26-2014



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

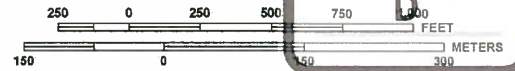
JOINS PANEL 0344

Greenville County
Unincorporated Areas
450089



EXHIBIT

MAP SCALE 1" = 500'



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/>.