ANNEXATION ORDINANCE NUMBER 30-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY VELEDA J. ASTON LOCATED ON HIGHWAY 101 NORTH BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Veleda J. Aston is the owner of property located on Highway 101 North 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 Numbers 0633020102900 and 0633020102902 containing approximately 20.4 and 30.4 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0332E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, Veleda J. Aston 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); 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 Veleda J. Aston located on Highway 101 North more particularly described on the attached map as Greenville County Parcel Numbers 0633020102900 and 0633020102902 containing approximately 20.4 and 30.4 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF ROADWAY:** The City hereby annexes 3390 feet of Highway 101 North as shown on the attached Map marked as Exhibit C.

3. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-12 (Residential Single Family) 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 3 Community 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 45045C0332E.

6. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #4.

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 30-2014
Annexation Highway 101 North
Page 2 of 3
Introduced by: Councilman Wayne Griffin

First Reading: November 11, 2014

Second and Final Reading: November 25, 2014

Approved as to Form:

[Signature]

John B. Duggan, City Attorney
State of South Carolina
GREER COUNTY

This 1st day of May, A.D. 1900, in the presence of this present

I, Hay Gibson Jackson,

in the State aforesaid.

LOVE AND APPREHENSION

unto the grantor(s) in hand paid at and before the sealing of these presents by the grantor(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)

VELAIDA JACKSON ASTON, her heirs and assigns forever:

All that piece, parcel or tract of land in O'Neal Township, County of Greenville, State of South Carolina, located on waters of South Tyger River and having the following metes and bounds, courses and distances,

Beginning on a stone in the Rutherford Road, and running with said road to a stone corner in road; thence S. 82° 34' W., 1030' CHS, to a stone on branch; thence with the meanders of branch to a stone 0. M.; thence S. 45° W., 1880' CHS, to a stone 0. M. at the head of ditch to a big ditch; thence with big ditch to stone O. M.; thence to a stone 0. M.; thence to the river to a stone and brick corner 30' X 30'; thence with river to a Poplar 30' X 30'; thence with the ditch as the line to stone 0. M.; thence N. 26° E., 1452' CHS, to a stone 30' X 30'; thence N. 29° 30' W., 263' to a stone 30' X 30'; thence N. 76° W., 25' CHS, to the beginning corner and containing 30.4 acres, more or less. LESS HOWEVER rights of way conveyed to Commission of Public Works of Greenville, S. C., and Duke Power Co.,. This is a part of the same tract conveyed to the within grantor by Lois Gibson Taylor at all by deed recorded 2-28-1913 in deed book 160 page 15, HMC Office for Greenville County.

Same shown in deed book 160 page 725.

TOGETHER with all and Singular the Right, Members, Hereditaments and Appurtenances to the said premises belonging,

in any wise incident or appertaining.

I HAVE AND TO HOLD all and singular the said premises, before mentioned unto the grantee(s) hereinabove named, and her

Heirs and Assigns forever.

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

Witnesses the grantee(s) hand and seal this 10th day of June in the year of our Lord One Thousand Nine Hundred and Eighty.

Signed, sealed and delivered in the Presence of

NYCOE F. ASHTON

Seal

Seal

Seal

Seal

State of South Carolina

COUNTY

Personally appeared before me

Hiram E. Aston,

and made oath that he saw the within named Grantor(s) Hay Gibson Jackson sign, seal and deliver the within written deed, and that he, with

Den G. McKinney

witnessed the execution thereof.

My commission expires 2-16-1900

Wm. Brown

State of South Carolina

COUNTY

FEMALE GRANTOR

Notary Public, do hereby certify

unto all whom it may concern, that Mrs.

wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she freely, voluntarily, and without any compulsion, deed or fear of any person or persons whatsoever, evidence, release, and forever relinquish unto

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

day of

A.D. 19

[Seal]

My commission expires

Caswell County, January 29th, 1910

Wm. G. Rowland

State of South Carolina

COUNTY

Notary Public for Caswell County

My commission expires

Caswell County, January 29th, 1910

Wm. G. Rowland

Seal
NO TITLE EXAMINATION OR CERTIFICATION BY
REESER LAW FIRM
304 North Main Street, Greer, SC 29650

GRANTEE'S ADDRESS:
104 Hilton Street
Greer, SC  29650

STATE OF SOUTH CAROLINA    )
COUNTY OF GREENVILLE       )

DEED OF CONFIRMATION

KNOW ALL MEN by these presents, that CORNELIA J. KINARD, in consideration of
the sum of One and no/100ths($1.00) Dollar and Love and Affection for my sister, the receipt
of which is hereby acknowledged, have granted, bargained, sold, and released, and by these
presents do grant, bargain, sell and release unto Veleda J. Aston, Her Heirs and Assigns
Forever:

ALL my right, title and interest, if any, in and to the following described property:

ALL that piece, parcel or lot of land with all improvements
thereon or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville,
O'Neal Township, containing approximately 30.4 acres (more
recently shown on the Greenville County Tax Maps as containing
29.8 acres) and being partially shown on a plat prepared for
Duke Power Company dated February 30, 1970 and recorded in Deed
Book 922 at page 104, Greenville County Records. The northerly
and westerly boundaries of the subject property are detailed on
a recent plat for O'NEAL VILLAGE recorded in Plat Book 1018 at
page 19; the southerly boundary of the subject property is
detailed on a plat for Springwell Church, et al, dated March 20,
1998 recorded in Plat Book 37-J at page 34; and the centerline

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of S. C. Highway #101 constitutes the easterly line of the subject property for approximately 1550 feet.

The subject property was conveyed to the Grantee herein by deed of our mother - May Gibson Jackson - recorded on July 1, 1980 in Deed Book 1128 at page 510. In such deed the property was referred to as "30.4 acres," however, the legal description of such deed was confusing and difficult to interpret. The purpose of this deed is to clarify any such confusion by specifically incorporating the references to the more recent surveys.

DERIVATION: Our mother - May Gibson Jackson - died testate in Greenville County on February 20, 1980 and devised all her property to the Grantor and Grantee herein as appears by reference to Probate File No. ___.

TAX MAP REFERENCE: 0633.02-01-029.00

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 and the Grantee's heirs or successors and assigns, forever.

WITNESS the Grantor's hand and seal this ___ day of July, 2007.

Signed, sealed and delivered in the presence of:

[Signatures]

CORNELIA J. KINARD (SEAL)
STATE OF SOUTH CAROLINA  )  PROBATE
COUNTY OF  GREENVILLE  )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Cornelia J. Kinard sign, seal and as her act and deed, deliver the within written Deed; and that the undersigned witness, with the other witness subscribed above, witnessed the execution hereof.

Witness

Sworn to before me, this
5th day of July, 2007.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 1/31/11

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007067732  Book: 0E  Page: 839-841
July 06, 2007  02:05:22 PM

Timothy J. Hamney
November 4, 2014

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL 06330201029000..

Glenn M. Pace
Planning & Zoning Coordinator