ANNEXATION ORDINANCE NUMBER 5-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY RAMON PEREZ AND CLARA VALENCIA LOCATED AT 719 ANSEL SCHOOL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Ramon Perez and Clara Valencia are the owners of property located at 719 Ansel School 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. 0537050201603 containing approximately .69 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353D attached hereto marked as Exhibit D; and

WHEREAS, the property currently has two (2) occupants; and

WHEREAS, Ramon Perez and Clara Valencia have petitioned the City of Greer to annex 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 (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 property owned by Ramon Perez and Clara Valencia located at 719 Ansel School Road more particularly described on the attached map as Greenville County Parcel No. 0537050201603 containing approximately .69 +/- acres are 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) 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 45045C0353D.

5. **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**

Richard W. Danner, Mayor

**ATTEST:**

Tammela Duncan, Municipal Clerk
Introduced by: Councilman Lee Dumas

First Reading: April 8, 2014

Second and
Final Reading: May 13, 2014

Approved as to Form:

John B. Duggan, City Attorney
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLED TO REAL ESTATE
(NO TITLE CERTIFICATION)

KNOW ALL MEN BY THESE PRESENTS, that,

LUIS FERNANDO VALENCIA

in consideration of LOVE AND AFFECTION, and NO OTHER CONSIDERATION, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

RAMON PEREZ and
CLARA VALENCIA,
as joint tenants, with the right of survivorship,
and not as tenants in common,
their heirs and assigns, forever:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

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 grantees as joint tenants, with the right of survivorship, and not as tenants in common, their heirs and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular, the said premises unto the grantees and the grantees' heirs or successors and assigns against the grantor and the grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

2011020575 DEED
Book: DE 2385 Page: 5945-5947
March 23, 2011 16:00:26 AM Cons:$0.00
Rec:$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC
WITNESS the grantor(s)'s hand and seal this 11th day of February, 2011.

SIGNED, sealed and delivered in the presence of:

[Signatures]

Witness #1
Witness #2/Notary Public

STATE OF NEW YORK  )  ACKNOWLEDGMENT
COUNTY OF Ulster   )

The foregoing instrument was acknowledged before me this 11th day of February, 2011, by:

Luis Fernando Valencia.

[Signature]

BARBARA J. STOHNER
NOTARY PUBLIC, State of New York
No 01514982020
Qualified in Ulster County
Term Expires May 30, 2014

Notary Public for New York
My Commission expires: May 28, 2014

Grantee Address: 719 Ansel School Road
Greer, SC 29651
EXHIBIT “A”

LEGAL DESCRIPTION

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as being on the South side of Ansel School Road as shown on a survey for Stanford Edward N. Smith and Brenda C. Smith, prepared by Chapman Surveying, recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 32-G at Page 57. Reference is hereby made to said plat for a more complete and accurate metes and bounds description thereof.

TMS # 0537.05-02-016.01 AND 0537.02-016.03

This being the same property conveyed to Luis Fernando Valencia by deed Brenda C. Smith and Edward N. Smith, recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 2036 at Page 341 on April 30, 2003.
EXHIBIT B

LOCATION MAP

COUNTRY MEADOWS
S 3
25Q - 78

LOT 92
LOT 98
LOT 99

0.78 AC.

GENA L. ELLIS
(481-451)

ANSEL SCHOOL ROAD
DITCH TO DITCH R/W

SURVEY FOR
STANFORD EDWARD N. SMITH
&
BRENDA C. SMITH

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
MARCH 15, 1996

32-G-57

REált BOOK 23 J PAGE 56
DEED BOOK 487 PAGE 487
DEED BOOK 490 PAGE 968
TAX MAP 537.5-2-16.3 & 161

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREBIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

MACK L. CHAPMAN JR. RLS 10034

CHAPMAN SURVEYING CO. INC.
P.O. BOX 104 TAYLORS S.C. 29687
(803) 322-7610

JOB NO. 3364