ANNEXATION ORDINANCE NUMBER 7-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY GREYSTONE COTTAGES HOMEOWNERS LOCATED ON SHANDWICK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Greystone Cottages Homeowners are the owners of property located on Shandwick Drive 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. 0534010102204 containing approximately .21 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C03633D attached hereto marked as Exhibit D; and

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

WHEREAS, Greystone Cottages Homeowners 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 DRD (Design Review District); 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 Greystone Cottages Homeowners located on Shandwick Drive more particularly described on the attached map as Greenville County Parcel No. 0534010102204 containing approximately .21 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned DRD (Design Review District) 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 3, 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 45045C0363D.

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

This ordinance shall be effective upon second reading approval thereof.

**CITYOF GREER, SOUTH CAROLINA**

[Signature]
Richard W. Danner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

Ordinance Number 7-2014
Annexation Shandwick Drive
Page 2 of 3
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

KNOW ALL MEN BY THESE PRESENTS, that Rosewood Communities, Inc., (hereinafter called "Grantor"), in consideration of Ten Dollars and No Other Consideration, to the Grantor in hand paid at and before the sealing of these presents, by Greystone Cottages Homeowners Association, Inc. (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Greystone Cottages Homeowners Association, Inc.,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Common Area of Greystone Cottages, Phase II containing approximately 4.683 acres more or less as shown on plat thereof recorded in Plat Book 1152 at Page 50 and having, according to said plat, metes and bounds as shown thereon.

This being a portion of the same property acquired by Grantor by deed of Donald Dillard et al recorded in Deed Book 2417 at page 414 on 12/27/12.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 16 W. McElhaney Rd, Taylors, SC 29687
TMS No.: 0534010102204 to be combined with 0534010102202

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 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 said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.
WITNESS the Grantor's hands and seals this the 19 day of Sept., 2013.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
State of South Carolina

[Signature]
County of Greenville

Rosewood Communities, Inc.
(SEAL)
[Signature]
[Position: President]

ACKNOWLEDGMENT

I, James W. Fayssoux, a Notary Public for the State of South Carolina, do hereby certify that Rosewood Communities, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 19 day of

[Signature]
(SEAL)
Notary Public for South Carolina
My Commission Expires: 11/17/23
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by ROSEWOOD COMMUNITIES, INC..
3. Check one of the following: The deed is
   (a) ______ SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth amount of _________.
   (b) ______ SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust of as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is ______________.
   (c) _______ X_____ EXEMPT from the deed recording fee because (See Exemptions).

   #12.

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY.

5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

   [Signature]

   Responsible Person Connected with the Transaction

   SWORN to me before this 19 day of September, 2013
   Notary Public for South Carolina
   My Commission Expires: 9/13/20
EXHIBIT "A" ATTACHED
To deed of Morse D. Smith, Martha D. Smith & Rachel D. Moon to Ben H. Dillard

LOCATION MAP

SANODEN

MARK McALL
N 79.00 W
S 1207.2

BEN DILLARD
S 545.6' T 40 E
IN GIBBS CREEK RD.

DILLARD ROAD
136' R/W

19.18 ACRES

FREELAND & ASSOCIATES
Engineers & Land Surveyors
318 West Stone Avenue
Greenville, SC
(864) 271-4224

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
SURVEY FOR
MARK McALL

(Continued on next page)

REVISED: 8-31-988
Exhibit "B" attached to Deed of Moses D. Smith, Martha D. Smith & Rachel D. Moon to Ben H. Dillard

Exhibit Map

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

SURVEY FOR
BEN DILLARD

RECORDED SEP 15, 1990
AT 1:33 P.M.

SANDZEN

REF. PN

MARK McCALL

Riv

W 37° 20' W

S 53° 34' E

S 2° 21 W 326° 5

S 8° 17 E 1996

S 2° 21 W 326° 5

S 1° 42 E 226° 7

S 9° 23 E 107° 9

S 2° 21 W 326° 5

11.93 ACRES

3.05

320.0

3.05

320.0

2.09 ACRES

DILLARD ROAD
(.36' R/W)

I HEREBY CERTIFY THAT THE PATRON OF PRECISION OF THE FIELD SURVEY IS 1:5000 AS SHOWN HEREFON AND THAT THE AREA WAS DETERMINED BY

FREELAND & ASSOCIATES
Engineers & Land Surveyors
316 West Stone Avenue
GREENVILLE, S.C.
(803) 271-4521

FLAT BOOK
DEED BOOK
TAX MAP PT-5341-1-22
PARTY CHIEF MLC
DRAWN I.R
DATE 5-10-88
DEG NO 1828-1
Subject Property 0534010102204
Acres: 0.21

AN 2014-05

Created 4/3/2014 by City of Greer GIS

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