ANNEXATION ORDINANCE NUMBER 30-2013

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULBERTSON LAND CO. III, LLC LOCATED ON COMMERCE COURT, COMMERCE DRIVE AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL) FOR SAID PROPERTIES

WHEREAS, Culbertson Land Co. III, LLC is the owner of properties located on Commerce Court, Commerce Drive and South Buncombe 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 Nos. G006000100214, G006000100213 and G00600010021 containing approximately 0.9 +/- acres, 0.89 +/- acres and 1.11 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342D attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have zero (0) occupants; and

WHEREAS, Culbertson Land Co. III, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owner has requested that the subject properties be zoned C-3 (Commercial); 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 properties owned by Culbertson Land Co. III, LLC located on Commerce Court, Commerce Drive and South Buncombe Road, more particularly described on the attached map as Greenville County Parcel Nos. G006000100214, G006000100213 and G00600010021 containing approximately 0.9 +/- acres, 0.89 +/- acres and 1.11 +/- acres, are hereby annexed into the corporate city limits of the City of Greer. Also, included herein is the adjoining right-of-way of Commerce Court (351’ long, 30’ wide) and Commerce Drive (507’ long, 30’ wide) as shown on the attached map marked as Exhibit C.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned C-3 (Commercial) 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 Employment Center Community & Regional Corridor 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 45045C0342D.

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

6. **PRECLEARANCE:** This ordinance shall be subject to pre-clearance approval by the United States Department of Justice in accordance with standard procedures for such approval, and the Municipal Clerk is herewith instructed to submit the ordinance and any necessary documentation for approval.

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: August 27, 2013
Second and Final Reading: September 24, 2013

Approved as to Form:

John B. Duggan, City Attorney
KNOW ALL PERSONS BY THESE PRESENTS, that TETEXTRON INC., a Delaware Corporation, (herein referred to as "Grantor"), for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND and NO/100 DOLLARS ($270,000.00) paid at and before the sealing of these presents by CULBERTSON LAND COMPANY III, LLC (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Grantee, its successors and assigns, forever, the following real property:

All that certain parcel or tract of land lying and being situate in Greenville County, State of South Carolina, and being more particularly shown and designated as TRACT A on a plat entitled "SURVEY FOR TETEXTRON INC.," prepared by Smith Surveyors, Inc., dated April 3, 2013, and recorded May 22, 2013, in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 1155 at Page 89, and having such metes and bounds, courses, and distances, as are shown thereon.

This is a portion of the property conveyed to Grantor by deed of Texton Properties, Inc., dated June 19, 2001, and recorded June 23, 2001, in Deed Book 1960 at Page 1490.

TMS No. G6-1-2.14; G6-1-2.13; and G6-1-2.12

This conveyance is subject to all rules, regulations, and subdivision, zoning, planning and platting ordinances, if any, affecting the Property and promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance.

TOGETHER with, all and singular, the Rights, Members, Hereditaments, and Appurtenances to the Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Property before mentioned unto the said Grantee, its successors and assigns forever;

AND the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Property unto the said Grantee, its successors and assigns forever, against the Grantor and its successors and assigns and all persons lawfully claiming by, under, or through Grantor.
IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 16th day of August, 2013.

Signed, Sealed and Delivered
In the Presence of:

[Signature]

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

By:

[Signature]

TEXTRON INC.

By:

[Signature]

Joseph D. Winarzki

Print Name

Director-Real Estate, Textron Inc.

Title

ACKNOWLEDGEMENT

Personally appeared before me, Joseph D. Winarzki, duly authorized officer or agent of Textron Inc., and acknowledged his execution of the foregoing Limited Warranty Deed, this 16th day of August, 2013.

[Signature]

Notary Public for the State of Rhode Island

My commission expires 5/24/2016

My Commission Expires 5/24/2016

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2013069520 Book:DE 2429 Page:5525-5526

August 16, 2013 01:32:41 PM

Timothy L. Harman
AN 2013-18 & 19

AN 2013-18
25' strip
0.21 acres

AN 2013-19
G006000100214
G006000100213
G006000100212
2.89 acres

351' long, 30' wide of right-of-way

507' long, 30' wide of right-of-way