ANNEXATION ORDINANCE NUMBER 41-2013

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CLARENCE C. HIPP LOCATED AT 490 SNOW ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Clarence C. Hipp is the owner of property located at 490 Snow 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 Spartanburg County Parcel No. 5-35-00-072.00 containing approximately 64.771 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0332D (Non-Printed Panel) attached hereto marked as Exhibit D; and

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

WHEREAS, Clarence C. Hipp has petitioned the City of Greer to annex his 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 Clarence C. Hipp located at 490 Snow Road more particularly described on the attached map as Spartanburg County Parcel No. 5-35-00-072.00 containing approximately 64.771 +/- acres are hereby annexed into the corporate city limits of the City of Greer. Also, included herein are the adjoining right-of-ways of Burns Road approximately 2,560 feet and Snow Road approximately 1,397 feet as shown on the attached map of the property to be annexed.

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 45083C0332D (Non-Printed Panel).

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #3.

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**

[Signature]
Richard W. Danner, Mayor

Ordinance Number 41-2013
Annexation 490 Snow Road
Page 2 of 3
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis
First Reading: December 10, 2013

Second and Final Reading: January 28, 2014

Approved as to Form:

John B. Duggan, City Attorney
KNOW ALL MEN BY THESE PRESENTS, that T. Walter Brashier, as Trustee of T. Walter Brashier Revocable Trust Agreement, dated February 19, 2004 in consideration of the sum of One Million Ninety Five Thousand Five Hundred Eighty Eight and 50/100 ($1,095,588.50) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto Clarence C. Hipp, his heirs and assigns forever:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat(s), or on the premises, affecting the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, his heirs, successors and assigns, forever.

AND THE GRANTORS do hereby bind the Grantors and Grantors' heirs, assigns, successors, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, successors and assigns, against the Grantors, their heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.
WITNESS, the Grantors' hands and seals this 4th day of April, 2006.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

T. Walter Brashier, as Trustee of T. Walter Brashier
Revocable Trust Agreement, dated February 19, 2004

T. Walter Brashier, Trustee

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY APPEARED before me the undersigned witness who, on oath, states that
(s)he saw T. Walter Brashier, as Trustee of T. Walter Brashier Revocable Trust Agreement,
dated February 19, 2004, sign, seal and as its act and deed deliver the within Title to Real Estate
and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

SWORN 'O before me this
4th day of April, 2006.

Notary Public for South Carolina
My Commission Expires:
April 15, 2009
EXHIBIT A

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Spartanburg, State of South Carolina, containing 59.221 acres, more or less, and being shown and designated on that certain plat entitled "Survey for T. Walter Brashier", prepared by C.O. Riddle Surveying Co., Inc., dated July 20, 2005, and recorded in the Register of Deeds for Spartanburg County in Plat Book 158 at Page 492 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

TMS #5-35-00-072.00; 5-35-00-072.01; 5-35-00-072.03; 5-35-00-072.04; 5-35-00-072.06; 5-35-00-072.07; 5-35-00-072.08; 5-35-00-072.09; and 5-35-00-072.10

This being the same property as conveyed unto the Grantor herein by deed of Ronald F. Waters and Ronald Scott Waters dated August 25, 2005 recorded in the Register of Deeds Office for Spartanburg County, SC on August 30, 2005 in Deed Book 83-V at Page 432.
FEMA FIRM 45083C0332D Non-Printed Panel

FIRM Panel 45083C0332D
Address: 490 Snow Rd, Greer, SC 29651
Community: SPARTANBURG COUNTY

Panel has not been printed for that location. 45083C0332D