ANNEXATION ORDINANCE NUMBER 25-2012

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENNETH A. AND MARIJKE JC BAKER LOCATED ON DILLARD ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Kenneth A. and Marijke JC Baker are the owners of property located on Dillard Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the Greenville County Tax Map as Parcel No. 0534010102203 containing approximately 5.15 acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0363D attached hereto marked as Exhibit D; and

WHEREAS, the property is currently vacant; and

WHEREAS, Kenneth A. and Marijke JC Baker 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 Kenneth A. and Marijke JC Baker located on Dillard Road, more particularly described on the attached Greenville County Tax Map as Parcel No. 0534010102203 containing approximately 5.15 acres, is here by annexed into the corporation city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced properties 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 properties 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 properties shall be assigned to City Council District #6.

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
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert
First Reading: August 14, 2012
Second and Final Reading: August 28, 2012

Approved as to Form:

John B. Duggan, City Attorney
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that BEN H. DILLARD

in consideration of ONE HUNDRED THOUSAND SIX HUNDRED
($163,600.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell

and release unto BENEDICT A. BAXTER and WILLIAM J. C. BAIRD, their heirs and assigns forever,

101 Shady Creek Ct.
Greer, S.C. 29650

ALL that certain piece, parcel or tract of land lying and being on the northerly side of Dillard Road near the City of Greer, S.C., and having Five and 10/100
(5.10) acres according to a survey made by Freeland-Clinkscale & Associates, Inc., dated August 31, 1989 and captioned "survey for Ben Baker" and having, according
to said plat, the following rates and bounds to wit:

Beginning at an iron pin on the northerly side of Dillard Road joint corner of Mark McCall and running thence S 63-47 E 173.1 feet to an iron pin thence S
63-47 E 174.8 feet to an iron pin corner of property of the grantor herein (erroneously shown on the plat as property of Mark McCall) running thence along the property of the grantor herein S 11-20
E 693.91 feet to an iron pin on the northerly side of Dillard Road; thence along said road S 79-00 W 310 feet to an iron pin at point of beginning.

This conveyance is made subject to all easements and rights-of-way of record
and/or actually located on the premises.

This is a part of the property conveyed to the grantor herein by deed of Holbie
D. Smith et al., recorded on September 15, 1988 in deed book 1338, page 123.

11 - 195 - 534. 1-1 - 22.3

out of 534. 1-1 - 22.2

5.1 AC

"Grantee to pay 1989 taxes"

SIGNED, sealed and delivered in the presence of:

(Seal)

(Seal)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FRAUD

Personally appeared the undersigned witness and made oath, that (she saw the within named
grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within written deed and that (she), with the other witness subscribed above, witnessed the execution thereof.

SIGNED to before me this 15th day of September 1989

(Seal)

Mary E. Ashworth
Notary Public for South Carolina
My commission expires 3-2-79

STATE OF SOUTH CAROLINA
COUNTY OF

RENUICATION OF DOWER

COUNTY OF

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the
undersigned wife (given) of the above named grantors (respectively), did this day appear before me, and me, upon being duly and

fully, with the understanding that she is free, voluntarily, and without any compulsion, desire or fear of any person whomsoever,

My name

RECORDED this SEP 1-5-1989

411795
Subject Property
0534010102203
Acres: 5.15