ORDINANCE NUMBER 36-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JOHN W. BEESON, JR. LOCATED ON ANSEL SCHOOL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY.

WHEREAS, John W. Beeson, Jr. is the owner of property located on 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 Number 0537040101700 containing approximately 33.78 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353E attached hereto marked as Exhibit D; and

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

WHEREAS, John W. Beeson, Jr. 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-10 (Single-Family Residential); 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 33.78 acre +/- property shown in red on the attached map owned by John W. Beeson, Jr. located on Ansel School Road as described on the attached map as Greenville County Parcel Number 0537040101700 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-10 (Single-Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **LAND USE MAP:** The above reference property shall be designated as Residential Land Use 3 on the Land Use Map contained within the 2010 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 45045C0353E.

5. **DISTRICT ASSIGNMENT:** The above referenced properties shall be assigned to City Council District #4.

This ordinance shall be effective upon second reading approval thereof.

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**CITY OF GREER, SOUTH CAROLINA**

[Signature]

Richard W. Danner, Mayor

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**ATTEST:**

[Signature]

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas
First Reading: October 9, 2018

Second and Final Reading: October 23, 2018

Approved as to Form:

[Signature]

John B. Duggan, Esquire
City Attorney
Grantee's Address: PO Box 170248, Spartanburg SC 29301

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

KNOW ALL MEN BY THESE PRESENTS, that, Joanne S. Wilson ("Grantor") for and in consideration of Ten Thousand and 00/100 ($10,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mark III Properties, LLC ("Grantee"):

All that certain piece, parcel or tract of land lying, situate and being in the State of South Carolina, County of Greenville, being shown and designated as 0.15 acres, more or less, shown on a plat prepared for Mark III Properties, Inc. by 3D Land Surveying, Inc. dated May 26, 2018 and recorded in Plat Book 3/5 at Page 61 in the Office of the Register of Deeds for Greenville County. For a more complete and particular description, reference is hereby made to the aforesaid plat

This being a portion of the property conveyed to Joanne S. Wilson by deed of Thelma M. Styles, reserving a life estate unto herself, dated October 10, 2011 and recorded October 11, 2011 in Deed Book 2395 at Page 1166 in the Office of the Register of Deeds for Greenville County. Thelma M. Styles died on August 21, 2016 as evidenced by File Number 2016-ES-23-02134 in the Office of the Greenville County Probate Court.

Portion of Tax Map Number 0537.05-02-002.00

In addition to the reservations, conditions and/or easements contained herein if any, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and inspection affecting the within described property.

"TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee(s)' heirs (or successors) and assigns forever. The Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s) heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s) heirs (or successors) and against any person whosoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record."
WITNESS the Grantor(s)' hand(s) and seal(s) this 30 day of August, 2018.

SIGNED, sealed and delivered in the presence of:

[Signature]
Joanne S. Wilson (SEAL)

Joanne S. Wilson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, Katie G. Rodgeway, the undersigned Notary Public, do hereby certify that Joanne S. Wilson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 30 day of August, 2018.

Katie G. Rodgeway (SEAL)
Notary Public for South Carolina
Print Name: Katie G. Rodgeway
My commission expires MARCH 14, 2021

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STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, Truman R. Chandler and Nola E. Chandler ("Grantor") for and in consideration of Two Hundred Eighty Two Thousand and 00/100 ($282,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mark III Properties, Inc. ("Grantee"):

All that certain piece, parcel or tract of land lying, situate and being in the State of South Carolina, County of Greenville, being shown and designated as Parcel B containing 7.05 acres, more or less, on a survey prepared for Mark III Properties by 3D Land Surveying, Inc., dated March 7, 2017 and recorded in Plat Book 1479 at Page 215 in the Office of the Register of Deeds for Greenville County. For a more complete and particular description, reference is hereby made to the aforesaid plat.

This being a portion of the property conveyed to Truman R. Chandler and Nola E. Chandler by deed of F. L. Chandler dated June 30, 1992 and recorded June 30, 1992 in Deed Book 1479 at Page 215 in the Office of the Register of Deeds for Greenville County.

Portion of Tax Map Number 0537.05-02-001.00

In addition to the reservations, conditions and/or easements contained herein if any, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and inspection affecting the within described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and assigns forever. The Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.
WITNESS the Grantor's(s') hand(s) and seal(s) this 14th day of July, 2017.

SIGNED, sealed and delivered in the presence of:

signature of witness #1

[Signature]

Truman R. Chandler

(SEAL)

signature of witness #2

[Signature]

Nola E. Chandler

(SEAL)

STATE OF SOUTH CAROLINA
COUNTRY OF SPARTANBURG

) ) ACKNOWLEDGMENT

I, Maunda L. Price-Jr., the undersigned Notary Public, do hereby certify that Truman R. Chandler and Nola E. Chandler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 14th day of July, 2017.

[Signature]

Notary Public for South Carolina
Print Name: Maunda L. Price-Jr.

My commission expires:

[Notary Seal]
STATE OF SOUTH CAROLINA

COUNTY OF GREENCEVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, Jeffery Lee Welch and Judith W. Friddle ("Grantor") for and in consideration of Nine Hundred Ninety Six Thousand Seven Hundred Fifty and 00/100 ($996,750.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mark III Properties, Inc. ("Grantee"):

All that certain piece, parcel or tract of land lying, situate and being in the State of South Carolina, County of Greenville, being shown and designated as Parcel A containing 26.58 acres, more or less, on a survey prepared for Mark III Properties by 3D Land Surveying, Inc., dated March 7, 2017 and recorded in Plat Book 2016 at Page 77 in the Office of the Register of Deeds for Greenville County. For a more complete and particular description, reference is hereby made to the aforesaid plat.

This being the same property conveyed to Jeffery Lee Welch by deed of distribution of the Estate of Tommy Lee Welch dated June 17, 2016 and recorded July 6, 2016 in Deed Book 2491 at Page 3337 in the Office of the Register of Deeds for Greenville County. See also Estate of Tommy Lee Welch of record in Case Number 2015ES231416 in the Office of the Probate Court for Greenville County. This being the same property conveyed to Judith W. Friddle by the following deeds: (1) Deed of distribution of the Estate of Katherine Elizabeth Wood Welch dated January 14, 2004 and recorded March 23, 2004 in Deed Book 2080 at Page 1080 in the Office of the Register of Deeds for Greenville County; and (2) Deed of distribution of the Estate of James Allen Welch dated May 18, 2004 and recorded May 19, 2004 in Deed Book 2089 at Page 758 and as re-recorded on July 19, 2004 in Deed Book 2098 at Page 1383 in the Office of the Register of Deeds for Greenville County.

Tax Map Number 0537.04-01-017.00

In addition to the reservations, conditions and/or easements contained herein if any, this conveyance is made subject to all covenants, restrictions, easements, rights of way, and other matters of record and such matters as would be shown by a current plat and inspection affecting the within described property.
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging; or in anywise incident or appertaining thereto; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and assigns forever. The Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.
WITNESS the Grantor's(s') hand(s) and seal(s) this 14th day of July, 2017.

SIGNED, sealed and delivered
in the presence of:

[Signature]
signature of witness #1
Jeffery Lee Welch  (SEAL)
Jeffery Lee Welch
Judith W. Friddle  (SEAL)
Judith W. Friddle

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

I, Malinda L. Price-Wilson, the undersigned Notary Public, do hereby certify that Jeffery Lee Welch and Judith W. Friddle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 14th day of July, 2017.

[Signature]  (SEAL)
Notary Public for South Carolina
Print Name:
My commission expires:

[Notary Public Seal]
Subject Property
0537040101700
Acres: 33.78

Ordinance 36-2018

Created 10/4/2018 by City of Greer GIS
Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 901 Arscel School Rd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 053-7040101700 attached hereto marked as Exhibit C containing approximately 33.26 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 10th day of September, 2018 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: John W. | Print Name: 
Signature: | Signature: 
Address: 110 Camelot Dr - Suite 16 | Address: 
Witness: George S. | Witness: 
Date: 9/18/18 | Date: 
Parcel Address: 901 Arscel School Rd | Parcel Address: 
Tax Map Number: 053-7040101700 | Tax Map Number: (See attached Map & Property Description)