ORDINANCE NUMBER 40-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY SHERRY SUDDUTH, SCOTT SATTERFIELD, CASEY SATTERFIELD AND CODY SATTERFIELD LOCATED AT 612 WESTMORELAND ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield are the owners of property located at 612 Westmoreland 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 Number 9-07-00-059.03 containing approximately 6.01 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0327D attached hereto marked as Exhibit D; and

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

WHEREAS, Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield 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 owners have requested that the subject property be zoned R-10 (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 6.01 +/- acres of property shown in red on the attached map owned Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield located at 612 Westmoreland Road more particularly described on the attached map as Spartanburg County Parcel Number 9-07-00-059.03 are hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-10 (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 45083C0327D.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

![Signature]

Richard W. Danner, Mayor

**ATTEST:**

![Signature]

Tammela Duncan, Municipal Clerk

Ordinance Number 40-2017
Annexation 612 Westmoreland Rd
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Introduced by: Councilwoman Judy Albert

First Reading: October 10, 2017

Second and Final Reading: November 14, 2017

Approved as to Form:

[Signature]
John B. Duggan, City Attorney
LIFE ESTATE RESERVED

NO TITLE EXAMINATION PERFORMED

TITLE TO REAL ESTATE

ASHMORE, LEAPHART, RABON HINDS, LLC
P. O. Box 10786
601 McBee Avenue, Suite 200
Greenville, SC 29603

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

Grantee's address:  
612 Westmoreland Road  
Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that LOUIE M. SATTERFIELD in consideration of

One Dollar($1.00) Love And Affection

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SCOTT SATTERFIELD, CASEY SATTERFIELD, CODY SATTERFIELD and SHERRY SUDDUTH in equal shares, theirs heirs and assigns forever. subject to the life estate hereinafter reserved, the following described property:

See Attached "Exhibit A"

THE GRANTOR HEREIN RESERVES A LIFE ESTATE INTEREST IN AND TO THE AFOREDESCRIBED PROPERTY IN FAVOR OF HIMSELF FOR AND DURING HIS LIFETIME.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

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(s), and the grantee's(s') heirs, successors and assigns forever, subject to the life estate hereinafore reserved. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantors(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the grantor's hand and seal this 17th day of March, 2010

SIGNED, sealed and delivered in the presence of:

[Signature]

LOUIE M. SATTERFIELD

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

WITNESS my signature this 17th day of March, 2010

Notary Public for South Carolina
My Commission expires 4/18/2013
EXHIBIT A

ALL that certain piece, parcel or tract of land in Spartanburg County, State of South Carolina, located about one (1) mile East from Pelham, S. C., on the Southern side of Bennetts Bridge Road and being shown as the northwestern lot of 6.01 acres on a plat made for Ray E. Vaughn and Louie M. Satterfield by John A. Simmons (Tri-State Surveyors) dated March 8, 1978, and having the following metes and bounds, to wit:

BEGINNING in the center of Bennetts Bridge Road, corner of property now or formerly of G. C. Mahaffey Estate and running thence with the center of said road, S. 33-30 E., 90 feet to pin at the corner of a 6.01 acre tract belonging now or formerly to Ray E. Vaughn; thence along this tract S. 31-08 W., 1747.2 feet to a pin corner of property now or formerly of E. J. DeCamp Estate; thence, S. 52-22 W., 129 feet to pin; thence N. 25-37 E., 1908 feet along Mahaffey Estate to pin; thence, S. 61-30 E. 149.4 to the beginning corner and containing 6.01 acres more or less.

This is the same property conveyed to the Grantor herein by deed of Ray E. Vaughn dated April 14, 1978 and recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina on April 17, 1978, in Deed Book 45-M at Page 275.

Tax Map # 9-07-00-059.03
Note: Property not surveyed.

Information taken from plat of Emma J. & G.C. Manafey Estates Property
by H.S. Brouman, May 7, 1968

Ray E. Vaughn & Louie M. Satterfield

Located approx 1 mile East of Pelham

Spartanburg County, South Carolina

Scale 1" = 200 Feet

March 6, 1978

Property of