ORDINANCE NUMBER 12-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY BURDETT & BRUCE PROPERTIES, LLC LOCATED AT 519 MILFORD CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY

WHEREAS, Burdette & Bruce Properties, LLC are the owners of property located at 519 Milford Church 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 0632010100102 containing approximately 3.622 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0331E attached hereto marked as Exhibit D; and

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

WHEREAS, Burdette & Bruce Properties, LLC 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 PD (Planned Development); 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 3.622 +/- acres of property shown in red on the attached map owned by Burdette & Bruce Properties, LLC located at 519 Milford Church Road more particularly described on the attached map as Greenville County Parcel Number 0632010100102 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned PD (Planned Development) 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 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 45045C0331E.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

[Signature]
Richard W. Tanner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

Ordinance Number 12-2017
Annexation 519 Milford Church Rd
Page 2 of 3
First Reading: April 25, 2017

Second and Final Reading: August 8, 2017

Approved as to Form:

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

KNOW ALL MEN BY THESE PRESENTS, that RAYMOND G. SEPPALA AND MARLA J. SEPPALA

in consideration of Six Hundred Forty Thousand and 00/100 ($640,000.00) 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 BURDENT & BRUCE PROPERTIES, LLC their heirs and assigns forever:

SEE EXHIBIT “A” ATTACHED HERETO FOR LEGAL DESCRIPTION

GRANTEE’S ADDRESS: 221 West Main St.  
Taylors, SC 29687  
T.M.S. 0632.01-01-001.02

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 hold all and singular the premises before mentioned unto the grantee(s’) heirs, successors and assigns forever. And, the grantor(s) 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 grantor(s) and the grantor’s(s’) heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.
Exhibit A

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, located on Milford Church Road, being shown and designated as Lot No. 4 on a plat entitled “GEORGE BRIDGES”, prepared by James V. Gregory Land Surveying, dated May 4, 1994 and recorded in the ROD Office for Greenville County in Plat Book 27-O at Page 90, reference to said plat is hereby made for a more complete metes and bounds description thereof.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, set back lines, restrictions and protective covenants that may appear of record, on the recorded plat or on the premises.

Being the same property conveyed to Raymond G. Seppala and Marla J. Seppala by deed of Richard Davis Becco dated February 18, 1997 and recorded February 19, 1997 in the ROD Office for Greenville County in Deed Book 1672 at Page 499.
WITNESS, the grantor's(s') hand(s) and seal(s) this 15th day of November, 2006.

SIGNED, sealed and delivered in the presence of:

Angela D. Seppala
Raymond G. Seppala
(SEAL)
Marla J. Seppala
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

SWORN to before me this 15th day of November, 2006.

Angela D. Seppala

Notary Public for South Carolina
Commission Expires 12/09/06

R06/2199
Grantee Mailing Address: 221 W. Main St., Taylors, SC 29687
TAX MAP P/O 0632.01-01-001.02
STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that BURDETTE & BRUCE PROPERTIES, LLC in consideration of ONE DOLLAR AND PARTITION OF PROPERTY, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release to

BLUE RIDGE PLANTATION DEVELOPMENT, LLC

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, LOCATED ON MILFORD CHURCH ROAD, BEING SHOWN AND DESIGNATED AS A PORTION OF LOT NO. 4, ON A PLAT ENTITLED "GEORGE BRIDGES", PREPARED BY JAMES V. GREGORY LAND SURVEYING, DATED MAY 4, 1994 ANDRecorded in the rod office for Greenville County in plat book 27-O at page 90; AND BEING MORE SPECIFICALLY SHOWN AS PT. TRACT "B" ON A MORE RECENT SURVEY ENTITLED, "DELFINE A. BURDETTE", PREPARED BY WALLACE & ASSOCIATES DATED DECEMBER 13, 2012 AND RECORDED HERewith in the rod office for Greenville County in Plat book At page , and according to said survey, said tract contains 3.62 ACRES, MORE OR LESS. Reference being made to said latter survey for a more complete description.

THIS BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BURDETTE & BRUCE PROPERTIES, LLC, BY DEED OF RAYMOND G. SEPPALA AND MARLA J. SEPPALA DATED NOVEMBER 15, 2006 AND RECORDED NOVEMBER 26, 2006 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2237 AT PAGE 1243.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) 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 or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's(s') Hand(s) and Seal(s) this ___ day of April 2017

BURDETTE & BRUCE PROPERTIES, LLC

BY: D.A. BURDETTE, MEMBER

BY: S. MICHAEL BRUCE, MEMBER

Acknowledgement

The undersigned Notary Public for the State of South Carolina, does hereby certify that D.A. Burdette AND S. Michael Bruce personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this ___ day of April 2017.

Notary Public for South Carolina
My commission expires: 7-10-2017
THIS BEING LOT NO. 4, JOHN B. BEECO BY DALTON & NEVES ENGINEERS, MAY 1968.

FILED FOR RECORD IN GREENVILLE COUNTY SC RMC OFFICE AT 10157 AM 06/02/94, RECORDED IN PLAT BOOK 27-D PAGE 0990.

DOCS 2 94035669

NOTE: ALL PWS ARE 1/2" RODS UNLESS OTHERWISE SHOWN.

TOTAL: 0.91 AC.

JAMES V. GREGORY LAND SURVEYING
P.O. BOX 188, CAMPBELLO, SC 29322
Note: It is the intent of this survey that the parcel shown as Pt. Tract "B"—0.603 Acre Total be combined with and made a part of Tract "A" and that the parcel shown as Pt. Tract "B"—3.622 Acres Total be combined with and made a part of Tax Map 632.1—1—16.

**Proposed Subdivision**

Pt. Tract "B"
3.622 Acres Total
Including All R/W's

Tract "A"
5.673 Acres Total
Including All R/W's

Pt. Tract "B"
0.603 Acre Total
Including All R/W's

Exhibit
B-2

Plot revised Feb. 06, 2017 to show division of Tract "B".

This property is subject to any and all easements and/or rights-of-way of record or not of record.

"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "B" survey as specified therein.

Except as specifically shown or stated on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that are not obvious or current title search may disclose. This survey does not constitute a title search by the Surveyor.

Wallace & Associates
Complete Surveying Services
Jeffrey M. Wallace (864) 297-6889
P.O. Box 903, Taylors, S.C. 29687

State Of South Carolina
County Of Greenville
Site Surveyed For
Delphin A. Burdette
9.897 Acres Total
Near Taylors, S.C.

Date: Dec. 13, 2012
Tax Map: 632.1—1—1.2
Reference Date: 2227—1243
Reference Plot: 27°20'—90

Wallace & Associates
State of South Carolina
Commissioner of Real Estate

Jeffrey M. Wallace
CA#1189

Register
SCRLS 12251