

AN ORDINANCE TO ANNEX CERTAIN PIECES, PARCELS OR LOTS OF LAND LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, LOCATED AT PEARSON ROAD AND WALNUT HILL DRIVE, BEING SHOWN AND DESIGNATED AS TAX MAP NUMBER 5028-06-38-0138.

WHEREAS, Reeves Partnership, owners of real property consisting of 57.99 acres on Pearson Road and Walnut Hill Drive have applied for annexation of the property into the City of Easley and for city zoning designation of R-7.5.

WHEREAS, City Council has determined that annexation of the property would promote the City's policy of planned growth and development and zoning is compatible with the existing zoning in the vicinity, both inside and outside the City limit;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, THAT

Section 1. There is annexed into the corporate limits of the City of Easley real property owned by Reeve Partnership consisting of 57.99 acres. The property is identified more particularly on the attached Exhibit, providing the annexation plat for Tax Map Number 5028-06-38-0138.

Section 2. The private property annexed by this Ordinance is assigned the zoning designation of R-7.5, in accordance with City Code 5-3-150 (3).

Section 3. Upon annexation, the property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Personnel determine to be in compliance with the criteria set forth in applicable storm water and flood management regulations of the City, as from time to time amended. The annexed property shall be included in Council District 3.

Section 4. Any provision of this ordinance found to be invalid by a court of competent jurisdiction shall be severable from the remainder, provided the remaining provisions include the annexation of the property owned by Crown Properties, Inc.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2019 tax year.

First Reading: September 9, 2019

Second Reading: October 14, 2019

Mayor

Attest:

City Clerk

Ward 3

Approved PC

8-19-19

PETITION FOR ANNEXATION
INTO THE CITY OF EASLEY

Date: 7/29/2019

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF EASLEY, SOUTH CAROLINA:

I/We, the undersigned, being the owner(s) of the area of land described below and shown on the plat attached hereto, and made a part of this Petition, do hereby petition your Honorable Body under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina, as amended, to annex the property herein described to the City of Easley so that said area shall henceforth be a part and parcel of the incorporated limits of the City of Easley. Said area is contiguous with the present City Limits of the City of Easley. Said area annexation shall be on the following terms:

To receive City of Easley Services

PROPERTY ZONING: The owner(s) of the property requested to be annexed, which is set forth in the metes and bounds description as attached, request the property to be zoned under the classification R-7.5 of the City of Easley Zoning Ordinance.

PROPERTY DESCRIPTION: The petitioning area to be annexed is shown on a plat hereto attached and more particularly described as follows:

Property Location: Pearson Road & Walnut Hill Drive

Tax Parcel # 5028-06-38-0138 Area (acres): 57.99

Does this property have any recorded covenant and or restrictions YES _____ NO

OWNER(s) NAME(s): Reeve Partnership (Anne Hilyer - signing member)

Address: P.O. Box 645 Easley, SC 29641

Home Phone: _____ Cell Phone: _____ Work Phone: _____ Email: _____

APPLICANT(s) NAME(s) (if other than owner): David M. Ashmore

Address: 2420 Fork Shoals Road, Piedmont SC 29673

Home Phone: _____ Cell Phone: 270-1031 Work Phone: _____ Email: ashmorelanddevelopment@gmail.com

"Subdivision Restrictions" A search has been done to determine that this zoning request will meet the current subdivision restrictions.

DESIGNATION OF AGENT: (complete only if owner(s) is not applicant)

I/We hereby appoint the person(s) named as Applicant(s) as my/our agent(s) to represent me/us in this request for annexation.

Date: 7/29/2019

Anne R. Hilyer
Signature of Owner

Signature of Owner

I/We certify that the information in this request is correct.

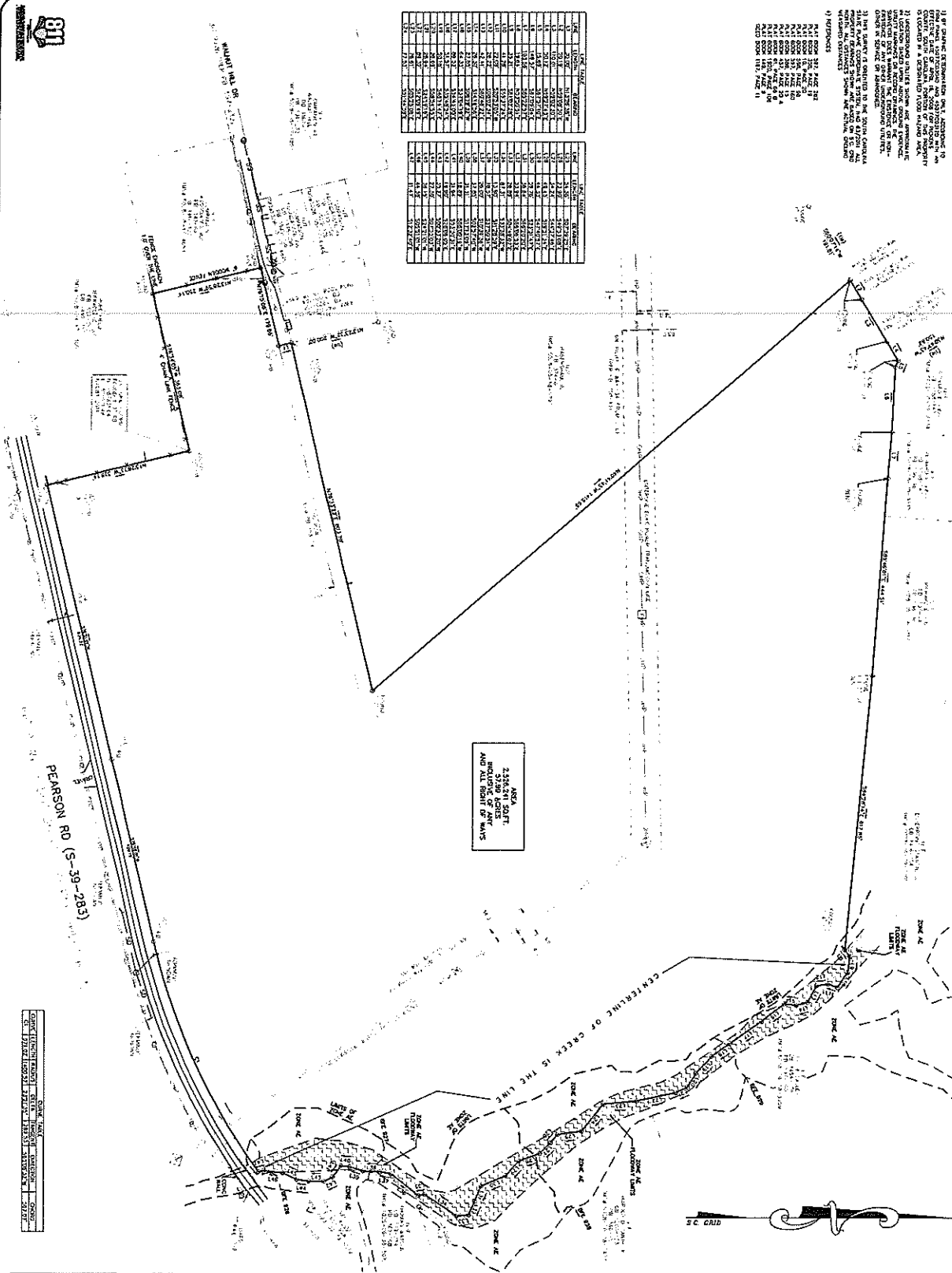
Date: 7/29/2019

Anne R. Hilyer
Signature of Owner(s)

THIS SURVEY IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MIGHT AFFECT THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MIGHT AFFECT THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MIGHT AFFECT THE SURVEY.

- 1) BY CHAIN EXTENSION AND INSTRUMENT TO THE CENTERLINE OF THE ROAD, THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN.
- 2) THE SURVEY IS CONDUCTED TO THE CENTERLINE OF THE ROAD AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN.
- 3) THE SURVEY IS CONDUCTED TO THE CENTERLINE OF THE ROAD AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN AND THE CENTERLINE OF THE ROAD IS LOCATED IN A CORNERED FLOOD PLAIN.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00" E	11	100.00	N 00° 00' 00" E
2	100.00	N 00° 00' 00" E	12	100.00	N 00° 00' 00" E
3	100.00	N 00° 00' 00" E	13	100.00	N 00° 00' 00" E
4	100.00	N 00° 00' 00" E	14	100.00	N 00° 00' 00" E
5	100.00	N 00° 00' 00" E	15	100.00	N 00° 00' 00" E
6	100.00	N 00° 00' 00" E	16	100.00	N 00° 00' 00" E
7	100.00	N 00° 00' 00" E	17	100.00	N 00° 00' 00" E
8	100.00	N 00° 00' 00" E	18	100.00	N 00° 00' 00" E
9	100.00	N 00° 00' 00" E	19	100.00	N 00° 00' 00" E
10	100.00	N 00° 00' 00" E	20	100.00	N 00° 00' 00" E



AREA
2.24 ACRES
BEARING OF SURV
AND ALL RIGHT OF WAIS

DATE	BY	REVISION
11/11/11	DR HORTON	INITIAL SURVEY
11/11/11	DR HORTON	INITIAL SURVEY
11/11/11	DR HORTON	INITIAL SURVEY

3D LAND SURVEYING
P.O. BOX 1444 GERRITSONVILLE, SC 29044
803-777-0277 www.3dlandsurveying.com

LOCATION MAP

SCALES

1" = 100'

1" = 200'

LEGEND

- 1" DASH MARK
- 2" DASH MARK
- 3" DASH MARK
- 4" DASH MARK
- 5" DASH MARK
- 6" DASH MARK
- 7" DASH MARK
- 8" DASH MARK
- 9" DASH MARK
- 10" DASH MARK
- 11" DASH MARK
- 12" DASH MARK
- 13" DASH MARK
- 14" DASH MARK
- 15" DASH MARK
- 16" DASH MARK
- 17" DASH MARK
- 18" DASH MARK
- 19" DASH MARK
- 20" DASH MARK

SURVEY FOR
DR HORTON

PEARSON ROAD, EASTLY, SC 29042
PEARSON DRIVE, SOUTH, SC 29042

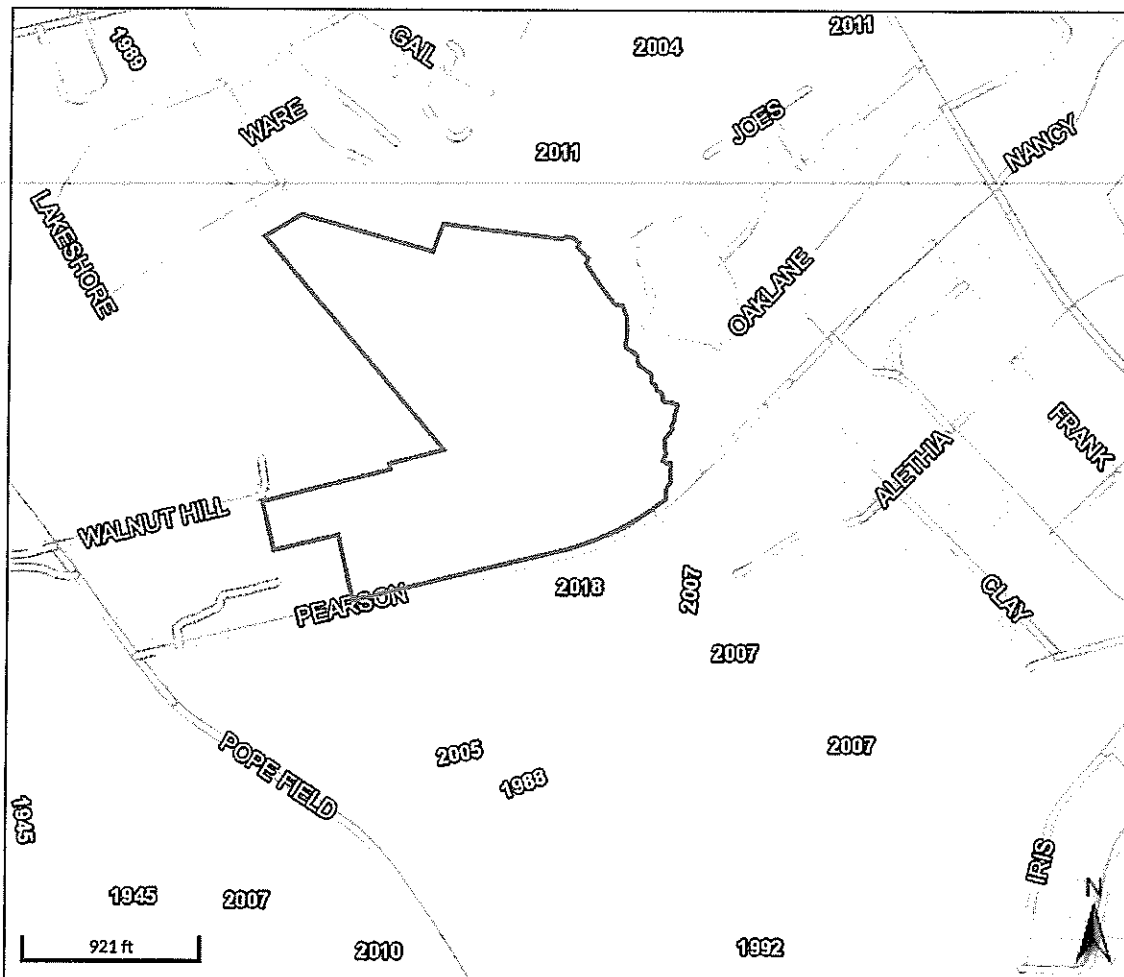
UNLESS SHOWN OTHERWISE THE USE OF ANY INSTRUMENT, APPARATUS, OR METHOD, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MIGHT AFFECT THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MIGHT AFFECT THE SURVEY.

SURVEY LEGAL DESCRIPTION

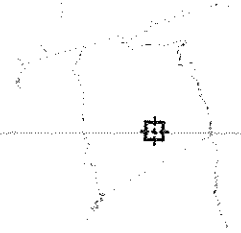
ALL OF THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, HAVING AN AREA OF 2, 526, 241 SQUARE FEET OR 57.99 ACRES, MORE OR LESS, AND BEING SHOWN AS "DR HORTON" ON A PLAT ENTITLED "SURVEY FOR DR HORTON", DATED JULY 31, 2019, PREPARED BY 3D LAND SURVEYING, INC., AND HAVING THE FOLLOWING METES AND BOUNDS TO-WIT:

BEGINNING AT A POINT IN SIDEWALK LOCATED ON THE NORTHERN 33' R/W OF PEARSON ROAD AT THE JOINT CORNER WITH N/F POPE FIELD TERRACE SC, LLC PROPERTY; SAID POINT ALSO BEING LOCATED 1,150' ± EAST FROM THE EASTERN R/W OF POPE FIELD ROAD; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF POPE FIELD TERRACE SC, LLC, N 13-28-13 W 328.14 FEET TO A ½" REBAR FOUND; THENCE COUNTINUING ALONG THE AFORESAID COMMON BOUNDARY, S 76-34-05 W 363.08 FEET TO AN AXLE FOUND LOCATED AT THE JOINT CORNER WITH N/F COMPANION ASSOCIATES, INC PROPERTY; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF COMPANION ASSOCIATES, INC, N 13-28-59 W 250.14 FEET TO AN AXLE FOUND LOCATED AT THE SOTHERN R/W OF WALNUT HILL DRIVE; THENCE RUNNING ALONG THE SOUTHERN R/W OF SAID WALNUT HILL DRIVE N 76-15-08 E 179.86 FEET TO A ½" REBAR SET, THENCE N 13-26-38 W 30 FEET TO A ½" REBAR FOUND LOCATED ON THE NORTHERN R/W OF WALNUT HILL DRIVE AT THE JOINT CORNER WITH N/F HABERSHAM, INC PROPERTY; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF HABERSHAM, INC, N76-33-22E 803.70 FEET TO A ½" CRIMP TOP FOUND; THENCE N 40-41-45 W 1,415.66 FEET TO ½" OPEN TOP FOUND LOCATED AT THE JOINT CORNER WITH N/F RICHARD E. KING PROPERTY; THENCE N 59-08-30 E 50.19 FEET TO A ½" OPEN TOP FOUND LOCATED AT THE JOINT CORNER WITH N/F REEVE PARTNERSHIP PROPERTY; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF REEEVE PARTNERSHIP, N 59-02-30 E 110.01 FEET TO A 1" OPEN TOP FOUND, THENCE N 59-27-43 E 50.12 FEET TO A 1 ½" OPEN TOP FOUND LOCATED AT THE JOINT CORNER WITH N/F RICHARD E. KING PROPERTY; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF RICHARD E. KING, S 67-57-10 E 15.69 FEET TO A 1 ½" OPEN TOP FOUND; THENCE S 87-09-04 E 146.57 FEET TO A 1" OPEN TOP FOUND, THENCE S 85-22-57 E 103.56 FEET TO A ½" OPEN TOP (BENT) FOUND, THENCE S 85-46-01 E 444.51 FEET TO A 1 ½" OPEN TOP (BENT) FOUND LOCATED AT THE JOINT CORNER WITH N/F CENTERPOINT STATION, LLC PRPERTY; THENCE RUNNING ALONG THE COMMON BOUNDARY OF THE PROPERTY OF CENTERPOINT STATION, LLC, S 84-28-14 E 617.85 FEET TO A ¾" CRIMP TOP FOUND, THENCE N 53-50-51E 19.64 FEET TO A POINT IN CENTERLINE OF BRUSHY CREEK; THENCE THE FOLLOWING CALLS, S 81-02-28 E 35.21 FEET; S 55-37-24 E 41.28 FEET; S 20-53-05 W 22.09 FEET; S 08-02-34 E 26.22 FEET; S 60-46-22 E 42.41 FEET; S 14-16-56 E 26.30 FEET; S 06-19-32 W 27.85 FEET; S 37-04-19 E 64.33 FEET; S 34-43-00 E 86.52 FEET; S 35-48-54 E 51.57 FEET; S 48-14-47 E 50.18 FEET; S 58-54-55 E 36.69 FEET; S 24-19-16 E 28.94 FEET; S 12-09-49 E 89.32 FEET; S 05-25-06 E 76.61 FEET; S 51-44-59 E 77.53 FEET; S 07-39-25 E 54.36 FEET; S 49-53-08 E 23.90 FEET; S 44-37-46 E 34.24 FEET; S 19-51-34 E 49.45 FEET; S 47-40-57 E 44.33 FEET; S 23-31-47 E 59.76 FEET; S 66-20-20 E 36.64 FEET; S 66-06-53 E 33.94 FEET; S 04-49-07 E 26.89 FEET; S 33-38-32 W 87.31 FEET; S 11-28-59 E 13.90 FEET, S 37-50-51 W 78.57 FEET, S 10-39-36

W 26.00 FEET; S 02-57-40 W 37.85 FEET; S 17-13-09 W 31.31 FEET; S 08-00-19 W 18.89 FEET; S 53-30-31 E 31.94 FEET; S 28-06-05 E 19.90 FEET; S 00-33-20 W 35.27 FEET; S 07-35-03 W 27.30 FEET, S 24-21-01 W 36.15 FEET; S 05-51-01 W 44.38 FEET; S 12-32-40 E 11.47 FEET TO A POINT LOCATED ON THE NORTHERN 33' R/W OF PEARSON ROAD AT THE CENTERLINE OF BRUSHY CREEK; ; THENCE RUNNING ALONG THE NORTHERN 33' R/W OF SAID PEARSON ROAD IN A CURVE WITH A CHORD BEARING OF S 65-06-32 W, CHORD DISTANCE OF 567.07 FEET, AND A RADIUS OF 1,400.57 FEET TO A ½' REBAR SET, THENCE CONTINUING ALONG THE AFORESAID 33' R/W OF PEARSON ROAD, S 76-48-01 W 420.19 FEET TO A ½" REBAR SET; , THENCE CONTINUING ALONG THE AFORESAID 33' R/W OF PEARSON ROAD, S 76-21-01 W 634.32 FEET TO THE POINT OF BEGINNING.



Overview



Legend

- Parcels
- 911 Address
- Yearly Sales
 - 2019
 - 2018
 - 2017
 - 2016
 - 2015
 - 2014
- Roads

Parcel ID	5028-06-38-0138	Account	Vacant	Ownership	REEVE	Documents			
Account No	R0082353	Type	Land		PARTNERSHIP	Date	Price	Doc	Vacant or Improved
Property Address		Class	n/a		PO BOX 645				
District	9-Easley Fire	Acreage	57		EASLEY, SC	7/25/2012	\$0	597262	Vacant
Brief	S/SIDE WALNUT HILL DR P/O PLAT	LEA	0008.7		29641	n/a	\$		n/a
Tax Description	522/16A PLAT 597/262 SEE PLATS FILED UNDER PIN # 5028-06-28-6148 1&2 (Note: Not to be used on legal documents)	Code							
		Value	\$4,998						

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