

AN ORDINANCE TO ANNEX CERTAIN PIECES, PARCELS OR LOTS OF LAND LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, LOCATED ON PEARSON ROAD, BEING SHOWN AND DESIGNATED AS TAX MAP NUMBER 5028-09-16-8868.

WHEREAS, Reeves Partnership, owners of real property consisting of 10.3 acres on Pearson Road have applied for annexation of the property into the City of Easley and for City zoning designation of GR2.

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 10.3 acres. The property is identified more particularly on the attached Exhibit, providing the annexation plat for Tax Map Number 5028-09-16-8868.

Section 2. The private property annexed by this Ordinance is assigned the zoning designation of GR2, 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: 7-29-19

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 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 GR-2 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: Off of Pearson Rd, Approx. 1000' LF from the intersection of Pope Field Rd on the right.

Tax Parcel # 5028-09-16-8868 **Area (acres):** 10.3

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

OWNER(s) NAME(s): Reeve Partnership

Address: PO Box 645, Easley, SC 29641

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

APPLICANT(s) NAME(s) (if other than owner): Brewer Realty & Development

Address: 3620 Pelham Rd., PMB #15, Greenville, SC 29615

Home Phone: 864-313-7900 **Cell Phone:** _____ **Work Phone:** _____ **Email:** rbdevelopment6@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)

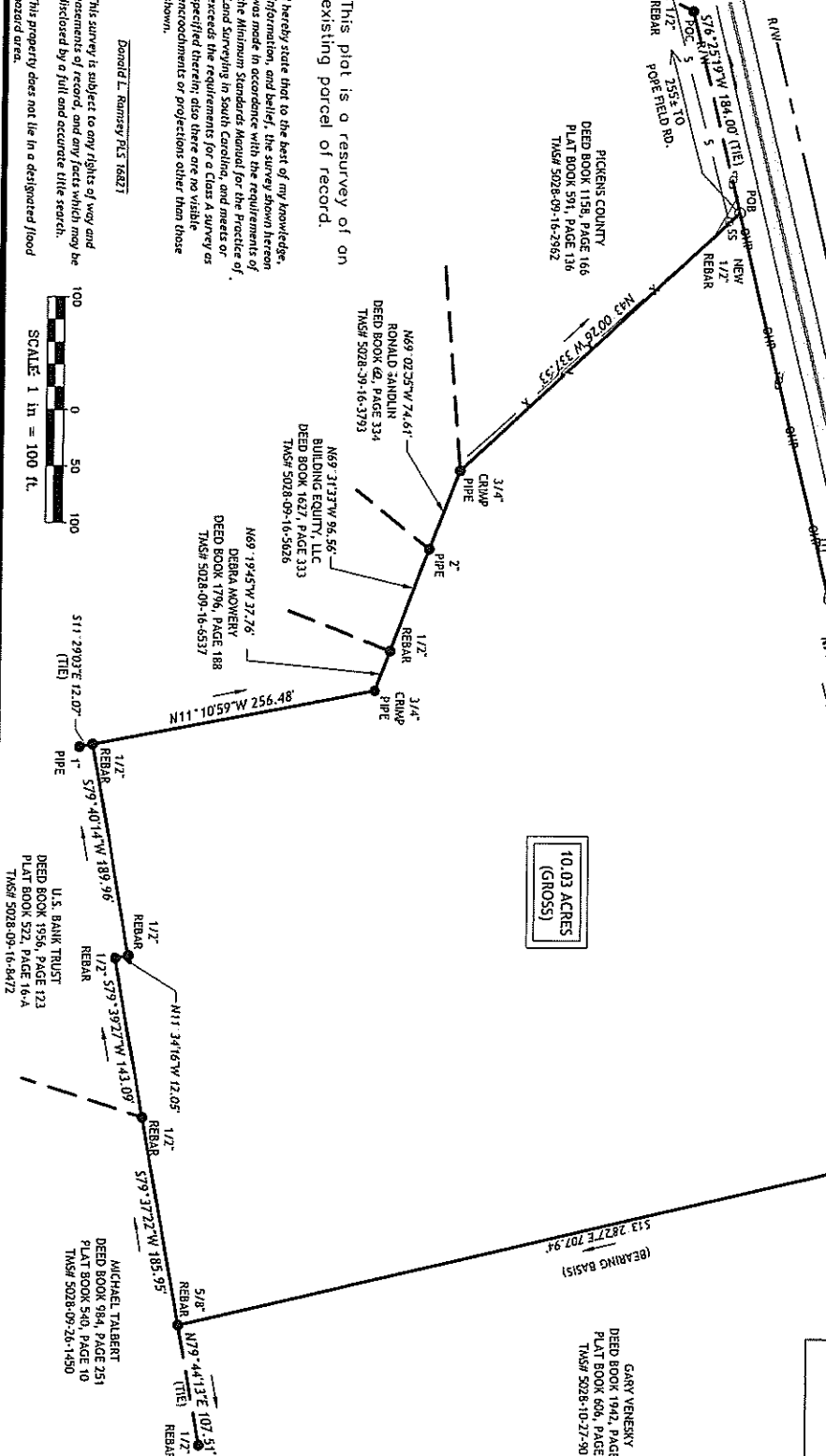
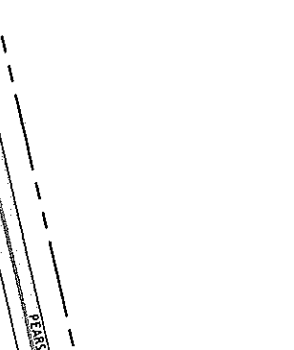
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land lying and being in the State of South Carolina, Pickens County, and being more particularly shown and described on a plat for Brewer Realty & Development by Ridgewater Engineering & Surveying, LLCL, and having the following metes and bounds to wit:

Beginning at a ½" rebar, said rebar being on a sight triangle for Pearson Rd. and Pope Field Rd Intersection and noted POC (Point of Commencement) and running thence along the southern R/W of Pope Field Rd (R/W 33' from centerline) N76°-25'-19"W, 184.00' to a 1/2" rebar on said R/W and noted POB (Point of Beginning); running thence with the southern R/W of Pearson Rd. N76°-30'-09"E, 846.84' to a 5/8" rebar on said R/W; thence leaving the southern R/W of Pearson Rd. and running with the property of Gary Venesky S13°-28'-27"E, 707.94' to a 5/8" rebar at the property of Michael Talbert; thence with said property S79°-37'-22"W, 185.95' to a ½" rebar; thence with the property of U.S. Bank Trust the following: S79°-39'-27"W, 143.09' to a ½" rebar; N11°-34'-16"W, 12.05' to a ½" rebar; S79°-40'-14"W, 189.96' to a ½" rebar at the property of Debra Mowery; thence with said property the following: N11°-10'-59"W, 256.48' to a ¾" crimp pipe; N69°-19'-45"W, 37.76' to a ½" rebar at the property of Building Equity, LLC; thence with said property N69°-31'-33"W, 96.56' to a 2" pipe at the property of Ronald Sandlin; thence with said property N69°-02'-05"W, 74.61' to a ¾" crimp pipe at the property of Pickens County; thence with said property N43°-00'-26"W, 337.53' to the POB and containing 10.03 acres gross.

LEGEND

- IRON PIN, Q.D. FOUND
- IRON PIN, NEW, PLACED
- HULL ON NAIL & BOTTLE CAP
- (NEW UNLESS NOTED)
- UTILITY POLE
- SANITARY MANHOLE
- LIGHT POLE
- FIRE HYDRANT/VALVE
- WATER VALVE
- TELEPHONE MARKER
- OVERHEAD POWER
- CHALK LANCE
- SANITARY SINKER



10.03 ACRES
(GROSS)

PLAT OF 10.03 ACRES
PEARSON ROAD
SURVEYED AT THE REQUEST OF:
BREWER REALTY & DEVELOPMENT
STATE OF SOUTH CAROLINA
PICKENS COUNTY

RIDGEWATER
ENGINEERING & SURVEYING
P.O. BOX 808, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

DRAWN BY: DLR
CHECKED BY: TEV
PROJECT #: 19164

DATE: 7-24-2019
RELEASE: 0
SHEET: 1 OF 1

REFERENCE:

- P.B. 606, PAGE 287
- P.B. 540, PAGE 10
- P.B. 522, PAGE 16-A
- P.B. 591, PAGE 136
- D.B. 4-Y, PAGE 251
- TMS# 5028-09-16-8868

GARY VENERKY
DEED BOOK 1942, PAGE 267
PLAT BOOK 606, PAGE 287
TMS# 5028-10-27-9019

DEED BOOK 1156, PAGE 166
PLAT BOOK 591, PAGE 136
TMS# 5028-09-16-2962

DEED BOOK 1156, PAGE 166
PLAT BOOK 591, PAGE 136
TMS# 5028-09-16-2962

DEED BOOK 62, PAGE 334
TMS# 5028-09-16-3793

DEED BOOK 1627, PAGE 333
TMS# 5028-09-16-5026

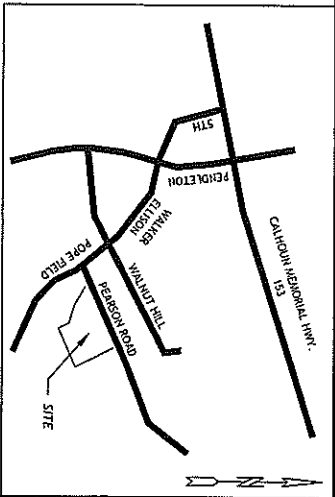
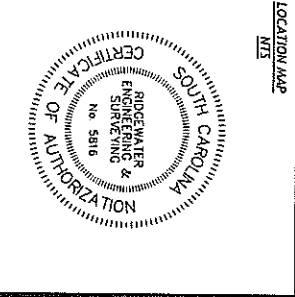
DEED BOOK 1796, PAGE 188
TMS# 5028-09-16-5537

DEED BOOK 1956, PAGE 123
PLAT BOOK 522, PAGE 16-A
TMS# 5028-09-16-8472

DEED BOOK 984, PAGE 251
PLAT BOOK 540, PAGE 10
TMS# 5028-09-26-1450

DEED BOOK 1956, PAGE 123
PLAT BOOK 522, PAGE 16-A
TMS# 5028-09-16-8472

DEED BOOK 1956, PAGE 123
PLAT BOOK 522, PAGE 16-A
TMS# 5028-09-16-8472



This plot is a resurvey of an existing parcel of record.

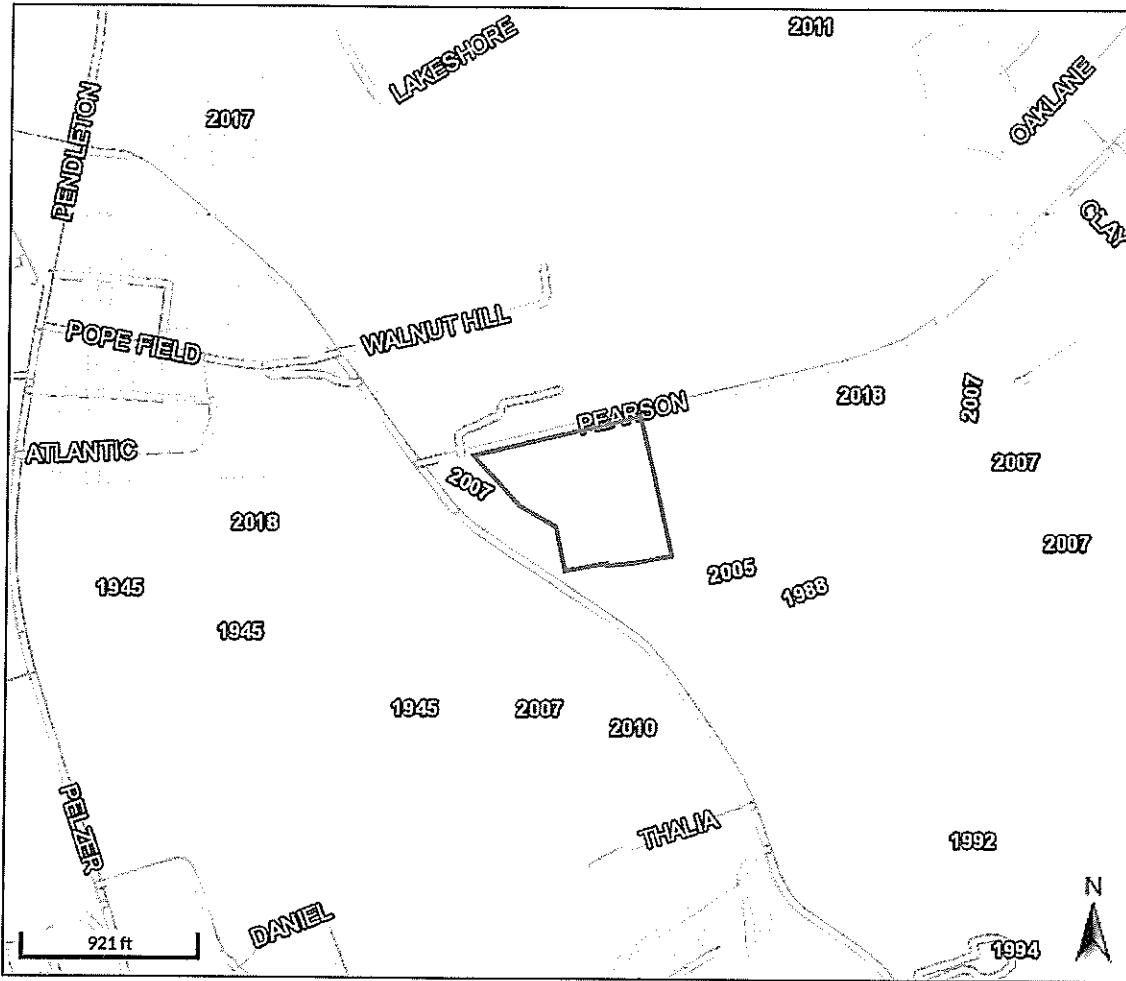
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than those shown.

Donald L. Ramsey PLS 16887



This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

This property does not lie in a designated flood hazard area.



Overview



Legend

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

Parcel ID	5028-09-16-8868	Account	Vacant	Ownership	REEVE	Documents			
Account No	R0087027	Type	Land		PARTNERSHIP	Date	Price	Doc	Vacant or Improved
Property Address		Class	n/a		PO BOX 645				
District	9-Easley Fire	Acreage	10.3		EASLEY, SC	1/8/2018	\$0	606287	Vacant
Brief	S/SIDE WALNUT HILL DR P/O PLAT	LEA	0045		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	\$1,109				

Date created: 8/1/2019
 Last Data Uploaded: 7/31/2019 11:51:28 PM

Developed by  **Schneider**
 GEOSPATIAL