

**AN ORDINANCE**

**TO AUTHORIZE AND APPROVE THE TRANSFER OF COUNTY OWNED PROPERTIES LOCATED NEAR U.S. 25 (AUGUSTA ROAD) AND I-185 COMMONLY KNOWN AS THE MATRIX BUSINESS & TECHNOLOGY PARK, AND TO AUTHORIZE THE EXECUTION OF A DEED AND ANY OTHER APPROPRIATE DOCUMENTS AND AGREEMENTS RELATED THERETO.**

**NOW, THEREFORE, BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:**

**Section 1. Authorize Transfer.** The Chairman of Greenville County Council and the County Administrator are hereby authorized to execute, on behalf of the County of Greenville, a deed between the County of Greenville, as Grantor, and the Greenville County Business Park Public Facilities Corporation, a public facilities corporation, as Grantee, for the purpose of conveying the County’s interest in the real properties located near U.S. 25 (August Road) and I-185 commonly known as the Matrix Business & Technology Park. The properties to be transferred are more fully described in Exhibit “A”. The Chairman of County Council and the County Administrator are further authorized to execute any other appropriate documents and agreements necessary for the transfer of the properties.

**Section 2. Effective Date.** This ordinance shall take effect upon the date of its adoption.

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

\_\_\_\_\_  
Bob Taylor, Chairman  
Greenville County Council

\_\_\_\_\_  
Joseph M. Kernell,  
County Administrator

ATTEST:

\_\_\_\_\_  
Theresa Kizer  
Clerk to Council

## EXHIBIT "A"

### Parcel 1

All those certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as TRACTS A, B, C, D, & E on plat entitled "SURVEY FOR GROVE CREEK TECHNOLOGY PARK" dated September 13, 1999, prepared by C.O Riddle Surveying Co., Inc. and recorded in the ROD Office for Greenville County in Plat Book 41-G at Page 54A&B, reference to said plat being craved for a complete meets and bounds description.

### Parcel 2

All those certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as TRACT F on plat entitled "SURVEY FOR GROVE CREEK TECHNOLOGY PARK, dated September 13, 1999, prepared by C.O Riddle Surveying Co., Inc. and recorded in the ROD Office for Greenville County in Plat Book 41-G at Page 54 A&B, reference to said plat being craved for complete meets and bounds description.

### Parcel 3

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Old Grove Road, containing approximately 0.059 acres (2,569 sq.ft.) being shown and designated as Parcel #9 on survey entitled "Right of Way Abandonment and Acquisition Survey for Old Grove Road Realignment" by Triad Surveyors & Land Planners, Inc. dated June 7, 2001, recorded June 20, 2001 in Plat Book 44-D at Page 74 in the Office of the Register of Deeds for Greenville County, South Carolina, reference to said plat being craved for a metes and bounds description thereof.

### Parcel 4

All that certain piece, parcel or lot of land, containing 0.12 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as PARCEL"A" on plat entitled "SURVEY FOR GREENVILLE COUNTY RESEARCH AND TECHNOLOGY DEVELOPMENT CORPORATION" dated June 29, 2001, prepared by Triad Surveyors & Land Planners, Inc. being recorded in the ROD Office for Greenville County, South Carolina, in Plat Book 44-I at Page 23, reference to said plat being craved for a complete metes and bounds description.

### Parcel 5

All that piece, parcel or tract of land containing a total of approximately 2.70 acres of land situation, lying and being on the Eastern and Southern side of Grove Creek Parkway near Moonville, in Greenville County, State of South Carolina, and being shown on the South Carolina Department of Transportation Plans for Grove Creek Parkway. This being the same property shown on plat by Triad Surveyors and Land Planners, Inc. for the South Carolina Department of Transportation "Right of Way Relinquishment Survey of Grove Creek Parkway" dated December

9, 2004 and identified as Parcels 1 (0.20 acres), 2 (0.59 acres), 3 (1.44 acres) and 4 (0.47 acres) and described as follows:

Lot 1, 0.20ac)

Beginning at a point located on the Eastern most point of the subject parcel on the existing 33 foot right of way line of Old Road S-83 and on the new 40 foot right of way line of Grove Creek Parkway, 40 feet left of approximate survey station 54+40 of Grove Creek Parkway, thence N. 76°08'04" W for a distance of 314.34 feet along the existing 33-foot right of way line of Old Road S-83 to a point on the existing 33 foot right of way line of Old Road S-83; thence N75°52'15" W for a distance of 5.76 feet, along the curve of the existing 33 foot right of way line of Old Road S-83 to a point on the Western property line of the subject parcel, thence N. 27°07'10" E for a distance of 55.27 feet, along the Western property line of the subject parcel to a point on the new 40-foot right of way line of Grove Creek Parkway, 40 feet left of approximate survey station 60+50 of Grove Creek Parkway, thence S66°12'10" E for a distance of 312.11 feet, along the new 40-foot right of way line of Grove Creek Parkway to the point of beginning. Being bound on the North and East by the new 40-foot right of way line of Grove Creek Parkway, on the South by lands now or formerly of Toyoda Koki Automotive, and on the West formerly of the SCDOT.

Lot 2. ( 0.59ac)

Beginning at the Northwestern most corner of the subject parcel on the existing 33-foot right of way line of Old Road S-83 and on the new 40-foot right of way line of Grove Creek Parkway, for a distance of 456.03 feet, along the new 40-foot right of way line of Grove Creek Parkway to an iron pin set; thence S 66°12'10" E for a distance of 78.58 feet, along the new 40-foot right of way line of Grove Creek Parkway to a point on the Eastern property line of the subject parcel, 40 feet left of approximate survey station 60+50 of Grove Creek Parkway; thence S 27°07'01" W for a distance of 55.27 feet, along the Eastern property line of the subject parcel to a point on the curve of the existing 33-foot right of way line of Old Road S-83; thence N 49°10'42" W for a distance of 558.84 feet, along the curve of the existing 33-foot right of way line of Old Road S-83 to the point of beginning. Being bound on the North by the new 40-foot right of way line of Grove Creek Parkway, on the East by lands now or formerly of the SCOOT, on the South and West by lands of the Grantee.

Lot 3 (1.44ac)

Beginning at point located on the Northern most corner of the subject parcel on the existing 33-foot right of way line of Old Road S-83 and on the new 40-foot right of way line of Grove Creek Parkway, 40 feet right of approximate survey station 79-80 of Grove Creek Parkway: thence S02°57'01" E for a distance of 155.16 feet, along the curve of the existing 33-foot right of way line of Old Road S-83 to a point on the existing 33-foot right of way line of Old Road S-83; thence S 09°08'36" E for a distance of 1092.29 feet, along the existing 33-foot right of way line of Old Road S-83 to a point on the existing 33-foot right of way line of Old Road S-83 thence S13°14'18" E for a distance of 77.18 feet, along the curve of the existing 33-foot right of way line of Old Road S-83 to a point on the new 40-foot right of way line of Grove Creek Parkway, 40 feet right of approximate survey station 65+96 of Grove Creek Parkway thence N 32°29'38" W for a distance of 180.70 feet, along the curve of the new 40-foot right of way line of Grove Creek Parkway to a point on the new 40-foot

right of way line of Grove Creek Parkway and on the existing 33-foot right of way line of Old Road S-83, 40 feet right of approximate survey station 67+84 of Grove Creek Parkway; thence N 09°08'36" W for a distance of 637.86 feet, along the existing 33-foot right of way line of Old Road S-83 to a point on the new 40-foot right of way line of Grove Creek Parkway, 40 feet right of approximate survey station 74+50 of Grove Creek Parkway; thence N 00°43'37" W for a distance of 423.69 feet, along the new 40-foot right or way line of Grove Creek Parkway to an iron pin set; thence N 02°29'17" E for a distance of 102.67 feet, along the curve of the new 40-foot right of way line of Grove Creek Parkway to the point of beginning. Being bound on the North and East by lands of the Grantee, on the South and West by the 40-foot right of way for Grove Creek Parkway

Lot 4, ( 0.47 ac)

Beginning at a point located on the northern most corner of the subject parcel on the existing 33-foot right of way line of Old Road S-83 and on the new 40-foot right of way line of Grove Creek Parkway, 40 feet right of approximate survey station 91+85 of Grove Creek Parkway, thence S 17°23'21" W for a distance of 38.32 feet, along the existing 33-foot right of way line of Old Road S-83 to a point on the existing 33-foot right of way line of Old Road S-83; thence S 29°53'57" W for a distance of 264.61 feet, along the curve of the existing 33-foot right of way line of Old Road S-83; thence S 42°24'21" W for a distance of 423.78 feet, along the existing 33-foot right of way line of Old Road S-83 to a point on the existing 33-foot right of way line of Old Road S-83; thence S 31°35'37" W for a distance of 265.37 feet, along the curve of the existing 33 foot right of way line of Old Road S-83 to a point on the new 40-foot right of way line of Grove Creek Parkway, 40 feet right of approximate survey station 81+90 of Grove Creek Parkway; thence N 30°26'04" E for a distance of 386.85 feet, along the curve of the new 40-foot right of way line of Grove Creek Parkway to a point on the new 40-foot right of way line of Grove Creek Parkway; thence N 42°32'50" E for a distance of 304.33 feet, along the new 40-foot right of way line of Grove Creek Parkway to an iron pin set; thence N 33°57'40" E for a distance of 298.19 feet, along the curve of the new 40-foot right of way line of Grove Creek Parkway to the point of beginning. Being bound on the North and East by lands of the Grantee, on the South and West by the new 40-foot right of way of Grove Creek Parkway.

LESS AND EXCEPT ALL PROPERTY CONVEYED INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Grantee	Deed	Recorded
Toyoda-Koki Automotive South Carolina Inc.	1916-1241	6-29-00
James Kenneth Culbertson	1957-1989	6-29-01
Rebecca J. Snipes	1957-1994	6-29-01
William E. Haselden	1957-1998	6-29-01
Greenville County	1965-1357	8-31-01
Matrix Investors I, LLC	1965-1359	8-31-01
Toyoda-Koki Automotive South Carolina, Inc.	1970-1442	10-12-01

Matrix Investors I, LLC	2007-415	8-28-02
Matrix Investors II, LLC	2060-264	10-20-03
County of Greenville South Carolina	2129-1707	2-10-05
The Blood Connection	2136-622	3-24-05
Greenville 2006 LLC	2207-1321	5-30-06
C A Real Estate LLC	2207-1336	5-30-06
Matrix Investors III LLC	2226-55	9-7-06
Matrix Investors IV LLC	2229-23	9-27-06
South Greenville Area Fire District	2379-2470	10-15-10
South Carolina Department of Transportation	2397-4396	12-07-11
Kimura, Inc.	2433-4256	10-25-13

ALSO LESS:

ALL that piece, parcel or lot of land situate and being near Moonville, in Greenville County, South Carolina, located on the south side of the Matrix Parkway and shown as 3.00 acres on plat entitled "GREENVILLE COUNTY RESEARCH AND TECHNOLOGICAL DEVELOPMENT CORPORATION" by Thomas P. Dowling dated August 20, 2009 and recorded in the ROD Office for Greenville County in Plat Book 1189 at Page 68 on September 29, 2014. Reference is made to the recorded survey for a more complete description.

Derivation: This being the same property conveyed to Greenville County, South Carolina by deed of T. Walter Brashier recorded December 15, 2014 in Book 2456 at Page 3708.

ALSO LESS:

That certain portion of real property consisting of approximately 16 acres, more or less, located off of Bracken Road, said portion being a part of the parcel described as Greenville County Tax Map Sheet # 0409000100103, said portion to be conveyed to Duke Energy Carolinas LLC pursuant to Ordinance No. 4712 adopted on June 16, 2015.

ALSO LESS:

That certain portion of real property consisting of approximately 55 acres, more or less, located off of Bracken Road, said portion being a part of the parcel described as Greenville County Tax Map Sheet # 0409000100103, said portion is proposed to be conveyed to a yet to be named company currently known as Project Heritage pursuant to an ordinance pending before Greenville County Council that is scheduled to receive third reading on Tuesday, October 6, 2015.