

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF ANDERSON AND GREENVILLE COUNTIES SO AS TO ENLARGE THE PARK.

(United Community Bank)

WHEREAS, pursuant to Ordinance No. 4391 enacted October 19, 2010 by Greenville County Council, Greenville County entered into an Agreement for the Development of a Joint County Industrial and Business Park (2010 Park) dated as of December 1, 2010, as amended, with Anderson County (the "Agreement"); and

WHEREAS, pursuant to Section 3(A) of the Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the County Councils of Anderson County and Greenville County; and

WHEREAS, in connection with certain incentives being offered by Greenville County, it is now desired that the boundaries of the Park be enlarged to include certain parcel(s) in Greenville County;

NOW, THEREFORE, be it ordained by Greenville County Council that Exhibit A to the Agreement is hereby and shall be amended and revised to include the property located in Greenville County described in the schedule attached to this Ordinance, and, pursuant to Section 3(B) of the Agreement, upon adoption by Anderson County Council of a corresponding ordinance, the Agreement shall be deemed amended to so include such property and Exhibit A as so revised, without further action by either county.

DONE in meeting duly assembled this 2nd day of February, 2021.

GREENVILLE COUNTY, SOUTH CAROLINA

By: _____
Chairman of County Council
Greenville County, South Carolina

By: _____
County Administrator
Greenville County, South Carolina

ATTEST:

By: _____
Clerk to County Council
Greenville County, South Carolina

First Reading: October 20, 2020
Second Reading: November 4, 2020
Third Reading: February 2, 2021
Public Hearing: February 2, 2021

SCHEDULE
Addition to Exhibit A to
Agreement for the Development of a Joint County Industrial and
Business Park dated as of December 1, 2010, as amended,
between Anderson County and Greenville County

Address: 200 East Camperdown Way
Greenville, SC 29601

TMS #: 0069000300100

Legal Description:

(from Limited Warranty Deed)

ALL that piece, parcel or tract of land in the City and County of Greenville, State of South Carolina, and shown as Tract 1, consisting of 1.663 acres, with all improvements thereon, as shown on Plat for Jural Limited Partnership prepared by Freeland & Associates, Inc., dated April 14, 1999 and recorded in the Office of the RMC for Greenville County in Plat Book 41 -K at page 37, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin at the intersection of the southerly side of the right-of-way of Camperdown Way and Falls Street Extension and running thence along the southerly right-of-way of Camperdown Way, the following courses and distances: South 60-44-00 East 86.08 feet; South 65-54-20 East 75.99 feet; South 72-23-19 East 118.62 feet; South 33-31-32 East 51.96 feet; thence turning and running South 20-46-43 West 34.08 feet to an iron pin; thence South 27-02-34 West 100.17 feet to an iron pin; thence South 21-08-48 West 208.04 feet to an iron pin; thence North 45-42-40 West 29.90 feet to an iron pin; thence North 26-38-20 West 121.11 feet to an iron pin; thence North 85-59-12 West 4.99 feet to an iron pin; thence North 13-31-36 West 121.92 feet to an iron pin; thence North 33-38-41 West 60.63 feet to an iron pin; thence North 28-47-47 West 70.28 feet to an iron pin; thence North 03-19-31 West 77.71 feet to an iron pin; thence North 42-51-41 East 40.61 feet to an iron pin on the southerly edge of the right of way of Camperdown Way, the point of beginning.

This being a portion of the property conveyed to Grantor by deed of Carolina First Bank dated December 29, 1999 and recorded December 29, 1999 in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 1888 at Page 463.

Greenville County TMS# 0069000300100

TOGETHER WITH all of Grantor's right, title and interest in and to the View Covenant and Easement Agreement by and between Grand Bohemian Greenville, LLC, dated January 31, 2019, and recorded on February 1, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2558 at Page 58.

(from Quitclaim Deed)

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, shown as Tract 1, consisting of 1.687 acres, more or less, according to said plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank" prepared by James R. Freeland, PLS with Freeland and Associates, Inc., dated October 5, 2020, and having the following metes and bounds, to wit:

Beginning at an iron pin at the intersection of the southerly side of the right-of-way of Camperdown Way and Falls Street Extension and running thence along the southerly right-of-way of Camperdown Way; the following courses and distances: South 60-44-00 East 86.08 feet; South 65-54-20 East 75.99 feet; South 72-23-18 East 118.62 feet; South 33-31-32 East 51.96 feet; thence turning and running along the western right-of-way of US Hwy 29 (Church Street) South 20-46-44 West 34.08 feet to an iron pin; thence South 27-02-34 West 100.17 feet to an iron pin; thence South 21-08-48 West 208.04 feet to an iron pin; thence turning and running along the northeastern right-of-way of Falls Street (variable width right-of-way) along a curve concave to the South having a radius of 142.02 feet, an arc length of 29.96 feet and a chord bearing and distance of North 45-42-40 West 29.90 feet to an iron pin; thence along a curve concave to the northeast having a radius of 138.19 feet, an arc length of 125.36 feet and a chord bearing and distance of North 26-38-19 West 121.11 feet to an iron pin; thence North 85-59-12 West 4.99 feet to an iron pin; thence along a curve concave to the southwest having a radius of 274.05 feet, an arc length of 122.95 feet and a chord bearing and distance of North 13-31-36 West 121.92 feet to an iron pin; thence along a curve concave to the southwest having a radius of 274.05 feet, an arc length of 60.76 feet and a chord bearing and distance of North 33-38-41 West 60.63 feet to an iron pin; thence along a curve concave to the northeast having a radius of 179.68 feet, an arc length of 70.73 feet and a chord bearing and distance of North 28-47-46 West 70.28 feet to an iron pin; thence along a curve concave to the east having a radius of 179.68 feet, an arc length of 78.32 feet and a chord bearing and distance of North 03-19-31 West 77.71 feet to an iron pin; thence along a curve concave to the southeast having a radius of 43.21 feet, an arc length of 42.28 feet and a chord bearing and distance of North 42-51-42 East 40.61 feet to an iron pin on the southerly edge of the right-of-way of Camperdown Way, the point of beginning. Said tract contains 1.687 acres (73,473 Sq. ft.), more or less.

Greenville County TMS# 0069000300100

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

I, the undersigned Clerk to County Council of Greenville County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received majority approval, by the County Council at meetings of October 20, 2020, November 3, 2020, and February 2, 2021, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

Clerk, Greenville County Council

Dated: _____, 2021