

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.

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 __ day of _____, 20__.

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: _____, 20__
Second Reading: _____, 20__
Third Reading: _____, 20__
Public Hearing: _____, 20__

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

All of that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, having a gross area of 2,129,645 square feet or 48.89 acres, more or less, and being shown on a plat entitled “ ALTA/NSPS SURVEY FOR WILLIMON BUSINESS PARK”, dated April 13, 2022, last revised on April 28, 2022 prepared by 3D Land Surveying, Inc., having the following metes and bounds to-wit: BEGINNING at a 1/2” rebar set situated on the northerly 33 feet right of way of Antioch Church Road; being a common corner with the property now or formerly of Wagner Properties, LLC; and being 4,035 feet westerly, more or less, from the intersection with the westerly right of way limit of Fork Shoals Road; thence running with the easterly line of Wagner Properties, LLC N 12°21'11" W for a distance of 133.72' to a 5/8” rebar found; being a common corner with the property now or formerly of Jane R. Pirkle and Lonnie D. Pirkle; being shown as “Common Area (Detention Pond)” on a plat entitled “MICHELAND PLACE PHASE 1” dated May 10, 2004; prepared by Dave Modny PLS Lic# 22746, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 48 V, Page 84 on September 22, 2004; thence running with the easterly line of said property N 11°33'22" W for a distance of 230.46' to a ½” rebar set; being a common corner with Lot 15 of Micheland Place Phase 1, shown on the plat mentioned above; thence turning and running along the rear lot lines for Lots 15 thru Lot 20 of Micheland Place Phase 1, the following two (2) courses and distances: 1) N 45°29'52" W for a distance of 181.36' to a 5/8” rebar bent w/nail found; 2) N 45°29'49" W for a distance of 300.74' to a 5/8” rebar bent w/nail found; being a common corner with Lot 21 of Micheland Place, Phase 2; shown on a plat entitled “MICHELAND PLACE PHASE 2” dated April 12, 2007; prepared by 3D Land Surveying, Inc., and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1038, Page 60 on May 10, 2007; thence running along the rear lot lines for Lots 21, 24 thru 30, and the Detention Pond Lot, shown on the plat mentioned above, the following ten (10) courses and distances: 1) N 45°30'29" W for a distance of 68.73' to a 5/8” rebar found; 2) N 45°25'47" W for a distance of 170.96' to a found ½” rebar found; 3) N 45°29'28" W for a distance of 115.47' to a found ½” rebar found; 4) N 45°27'41" W for a distance of 78.56' to a 5/8” rebar bent w/nail found; 5) N 45°43'24" W for a distance of 69.97' to a 5/8” rebar found; 6) N 45°22'01" W for a distance of 102.39' to a 5/8” rebar found; 7) N 45°29'43" W for a distance of 120.35' to a 1” solid rod; 8) S 40°37'41" W for a distance of 95.02' to a 5/8” rebar found; 9) S 40°28'53" W for a distance of 165.66' to a 5/8” rebar found; 10) S 39°48'33" W for a distance of 124.02' to a ½” open top; being a common corner with the property now or formerly of Carolina Concrete Co, Inc.; thence turning and running with the easterly line of said property N 48°36'57" W for a distance of 427.06' to a 2” open top; being on the southerly 40 feet right of way limit of Perimeter Road; thence tuning and running along said right of way limit the following ten (10) courses and distances: 1) N 55°08'58" E for a distance of 219.14' to a 1/2” rebar set; 2) N 55°06'02" E for a distance of 161.14' to a 1/2” rebar set; 3) N 54°49'35" E for a distance of 256.65' to a 1/2” rebar set; 4) N 53°53'33" E for a distance of 47.97' to a 1/2” rebar set; 5) with a curve turning to the left with an arc length of 203.41', with a radius of 1408.70', with a chord bearing of N 50°56'40" E, with a chord length of 203.23', to a 1/2” rebar set; 6) N 44°11'35" E for a distance of 46.78' to a 1/2” rebar set; 7) N 43°12'47" E for a distance of 94.90' to a 1/2” rebar set; 8) N 42°17'55" E for a distance of 107.47' to a 1/2” rebar set; 9) N 43°15'00" E for a distance of 53.98' to a 1/2” rebar set; 10) N 42°23'47" E for a distance of 38.02' to a point in the centerline of Huff Creek; being a common corner with the property now or formerly of Willcoll Developments, LLC; thence turning and running along the centerline of Huff Creek the following fifty one (51) courses and distances: 1) N 89°06'42" E for a distance of 38.49' to a point; 2) N 84°22'50" E for a distance of 43.66' to a point; 3) S 85°33'59" E for a distance of 60.48' to a point; 4) S 70°14'49" E for a distance of 79.96' to a point; 5) S 63°57'43" E for a distance of 31.11' to a point; 6) S 47°31'24" E for a distance of 18.88' to a point; 7) S 36°49'30" E for a

distance of 33.39' to a point; 8) S 20°27'50" E for a distance of 52.07' to a point; 9) S 56°46'49" E for a distance of 33.35' to a point; 10) S 89°21'57" E for a distance of 31.69' to a point; 11) S 70°11'07" E for a distance of 24.81' to a point; 12) S 26°14'02" E for a distance of 44.16' to a point; 13) S 39°04'11" E for a distance of 27.18' to a point; 14) S 49°56'49" E for a distance of 28.34' to a point; 15) S 49°40'47" E for a distance of 87.20' to a point; 16) S 47°56'14" E for a distance of 42.23' to a point; 17) S 42°56'02" E for a distance of 45.27' to a point; 18) S 36°33'41" E for a distance of 51.04' to a point; 19) S 40°32'36" E for a distance of 19.58' to a point; 20) S 20°30'56" E for a distance of 41.68' to a point; 21) S 14°18'27" E for a distance of 12.80' to a point; 22) S 42°59'44" E for a distance of 27.90' to a point; 23) S 59°55'30" E for a distance of 32.95' to a point; 24) N 89°59'38" E for a distance of 30.02' to a point; 25) S 58°39'19" E for a distance of 24.59' to a point; 26) S 63°02'37" E for a distance of 38.87' to a point; 27) S 64°25'31" E for a distance of 32.88' to a point; 28) S 71°57'11" E for a distance of 35.58' to a point; 29) S 47°26'27" E for a distance of 17.73' to a point; 30) S 05°54'51" W for a distance of 28.88' to a point; 31) S 31°02'08" W for a distance of 38.54' to a point; 32) S 04°37'19" E for a distance of 28.93' to a point; 33) S 36°45'03" E for a distance of 32.66' to a point; 34) S 59°24'46" E for a distance of 36.26' to a point; 35) S 35°28'27" E for a distance of 40.88' to a point; 36) S 60°55'24" E for a distance of 43.50' to a point; 37) S 62°33'52" E for a distance of 43.28' to a point; 38) S 54°55'37" E for a distance of 49.94' to a point; 39) S 46°51'02" E for a distance of 48.94' to a point; 40) S 08°45'47" E for a distance of 52.51' to a point; 41) S 17°20'06" E for a distance of 31.53' to a point; 42) S 34°44'29" E for a distance of 53.79' to a point; 43) S 41°42'45" E for a distance of 44.17' to a point; 44) S 31°37'06" E for a distance of 42.24' to a point; 45) S 23°48'59" E for a distance of 52.82' to a point; 46) S 37°54'16" E for a distance of 26.21' to a point; 47) S 08°33'43" E for a distance of 21.90' to a point; 48) S 34°37'48" E for a distance of 36.36' to a point; 49) S 56°27'16" E for a distance of 15.21' to a point; 50) S 27°37'37" E for a distance of 29.84' to a point; 51) S 41°02'47" E for a distance of 31.43' to a point; being a common corner with the property now or formerly of Duke Power Company; thence turning and leaving the centerline of Huff Creek N 85°05'37" W for a distance of 111.80' to a ½" rebar set; thence turning and running with the westerly line of said property S 04°54'23" W for a distance of 200.00' to a ½" rebar set; thence turning S 85°05'37" E for a distance of 217.02' to a point in the centerline of Huff Creek; thence turning and running along the centerline of Huff creek the following eight (8) courses and distances: 1) S 36°58'36" E for a distance of 14.33' to a point; 2) S 13°03'54" W for a distance of 57.26' to a point; 3) S 06°17'58" E for a distance of 53.13' to a point; 4) S 03°54'07" W for a distance of 51.67' to a point; 5) S 07°35'09" E for a distance of 110.14' to a point; 6) S 07°08'07" W for a distance of 144.92' to a point; 7) S 00°33'29" W for a distance of 116.34' to a point; 8) S 00°32'04" W for a distance of 105.65' to a point; being on the northerly 33 feet right of way limit of Antioch Church Road; thence turning and running along said right of way limit the following two (2) courses and distances: 1) N 82°33'21" W for a distance of 712.35' to a ½" rebar set; 2) N 82°45'31" W for a distance of 72.69' to THE POINT OF BEGINNING.

Tax Map Numbers: 0593030100404 and 0593030100405

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 _____, 20__, _____, 20__ and _____, 20__, 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: _____, 20__