

**CITY OF LANCASTER
WORK SESSION
TUESDAY, OCTOBER 11, 2022**



**CITY OF LANCASTER
WORK SESSION
TUESDAY, OCTOBER 11, 2022
7:00 P.M.**

- I. Invocation & Pledge of Allegiance – Council Member Harris**
- II. Roll Call**
- III. Citizen Comments***
- IV. Employee Comments**
- V. Approval of Minutes**
 - A. Regular Meeting – September 27, 2022 **Pg. 1**
- VI. Resolution**
 - A. R22-20 A Resolution Authorizing the Donation of Six Mattresses and Six Box Springs to the United Way of Lancaster County (*McLellan*) **Pg. 7**
- VII. Ordinance**
 - A. O22-14 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 13.5 Acres Located at 2081 Charlotte Highway, and Owned by Raymon E & Kathi W Chisom (*Hutfles*) **Pg. 14**
 - B. O22-15 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 71.59 Acres Located in the General Vicinity of 2080 Charlotte Highway, and Owned by Central Monore, LLC (*Hutfles*) **Pg. 22**
 - C. O22-16 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 12.58 Acres Located at 2120 Charlotte Highway, and Owned by Charles M & Peggy J Thompson (*Hutfles*) **Pg. 31**
 - D. O22-17 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 29.0 Acres Located in the General Vicinity of 2250 Charlotte Highway, and Owned by 521 Property, LLC (*Hutfles*) **Pg. 38**
- VIII. Adjournment**

*Persons desiring to speak should notify the City Clerk prior to the beginning of the meeting. Please begin by stating your name and address. You will have up to 3 minutes to address Council. The entire Citizen Comments portion of the agenda shall not extend longer than thirty (30) minutes. All statements should be addressed to Council as a body and not to individual Council Members. Please be advised that this is not a period of dialogue with Council or a question and answer period.



Any person requiring special accommodations should contact the Office of the City Administrator at (803) 289-1453 at least 24 hours prior to the scheduled meeting.

**CITY OF LANCASTER
REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2022**

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, September 27, 2022, at 7:00 p.m.

Mayor T. Alston DeVenny called the meeting to order. A notice of the meeting was posted at City Hall and placed on the City's website. The local news media was contacted of the meeting time and place. The meeting was open to the public with social spacing being recommended. The meeting was also streamed live on the City's YouTube channel.

I. Invocation & Pledge of Allegiance

City Attorney Mitch Norrell offered the Invocation and Young Marine Private Tucker Rollyson lead the Pledge of Allegiance

II. Roll Call

Present: Mayor Alston DeVenny, Council Member Harris, Council Member Hood, Council Member Marsh, and Council Member Sowell

Absent: Council Member Jones and Council Member Taylor

Others Present: City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Director of Building and Zoning Louis Streater, Court Administrator Cammie Heath, Finance Director Kirk Medlin, Fire Chief Justin McLellan, Police Chief Don Roper, Public Utilities Director Donnie Ledford, Public Works Director Rendell Mingo, Sanitation & Maintenance Operations Director Matt Berry, Human Resources Director Angela Roberson, Interim IT Director Melissa Izzard, and Greg Summers with the Lancaster News

III. Mayoral Proclamation

A. Presenting a Mayoral Proclamation for Red Ribbon Week

Young Marine Private Tucker Rollyson presented Council with a brief history of the National Family Partnership with the National Red Ribbon Campaign. Mayor DeVenny presented Rollyson with a Proclamation declaring October 23 - October 31, 2022, Red Ribbon Week in the City of Lancaster.

IV. Citizen Comments

Tamecca Neely addressed Council asking for clarification on several items on the agenda. Ms. Neely asked about the Lindsay Pettus Greenway not connecting to other trails in the area, and about the Main Street underpass connecting Constitution Park to Independence Park on the Greenway. Ms. Neely also asked about the source of funding for the Mutual Aid Agreement and if Lancaster's tax dollars will be used to help other municipalities. Ms. Neely also inquired about the proposed zoning for the development planned off of Charlotte Highway.

V. Employee Comments

There were no employee comments

VI. Approval of Minutes

A. Work Session – September 13, 2022

Motion: To approve the minutes for the Work Session on September 13, 2022

Moved by Council Member Harris, **Seconded by** Council Member Hood

Vote: Motion carried by unanimous roll call vote

Action: Approved

VII. Monthly Reports for August 2022

Council Member Harris asked Human Resource Director Angela Roberson about the twenty-five applications received versus only one being processed. Ms. Roberson stated that the one application was an in-house application, whereas the others were outside applications that have been sent to the subsequent departments for review. Council Member Harris asked if the City offers trainings for City employees. Ms. Roberson stated there are annual trainings such as the upcoming harassment training. Council Member Harris asked if the employees' concerns have been addressed. Mr. Hutfles stated that he has spoken with the employees and is working with them on developing solutions to address those concerns.

Mayor DeVenny noted the increase in development within the City. Director of Building and Zoning Louis Streater stated there are currently thirty homes being constructed in the Rosegate subdivision and over another twenty homes in construction within the City limits.

Council Member Harris commended the Police Department on their increased social media presence, especially the *nine o'clock reminders to secure your home and belongings for the evening*.

Mayor DeVenny asked for clarification on the previous year-to-date combined totals on the Solid Waste Report. Sanitation & Maintenance Operations Director Matt Berry confirmed that it was the combined totals from last year.

Council Member Harris asked about the preparation for the upcoming Hurricane Ian. Wastewater Treatment Plant Director Donnie Ledford reported general preparations are being made and based on the predicted two to four inches of rain, the plant is capable of handling the increase. Public Works Director Rendell Mingo agreed and stated that the Public Works staff has prepared equipment and is ready for any need. Sanitation & Maintenance Operations Director Matt Berry stated that all equipment is prepared and ready with extra supplies on hand if needed. Mr. Berry stated that staff will move to twelve-hour shifts if needed. Mr. Berry also noted that he and Mr. Mingo will combine staff if needed to ensure the safety of the citizens.

Council had no further questions or concerns regarding the Monthly Reports for August 2022. The complete report is available for review in the City Clerk's office.

VIII. August Cash Management and Finance Report

Finance Director Kirk Medlin presented the August 2022 Cash Management and Finance Report. Mr. Medlin reported that all totals are tracking as normal. Council had no additional questions.

IX. Resolution

- A. *R22-17 A Resolution Approving and Supporting the Lancaster County Council Of the Arts Gillsbrook Art Tunnel Project*

Council Member Harris noted that this project is an example of the continued partnership that the City has with the Lancaster County Council of the Arts (LCCA) and asked Ms. Lauren Thomas with the Lindsay Pettus Greenway to clarify the statement in Ordinance 022-12 stating that the City was not obligated to connect the Greenway to other trails in the region. Ms. Thomas stated the goal of the Greenway is to build the trail within the City limits. Mr. Hutfles added that the City plans to connect the Greenway to the Carolina Thread Trail in the future as funding is available. Mr. Hutfles further explained that the Ordinance presented has the clause so the City is not obligated to connect if funding is unavailable. Ms. Thomas also addressed Ms. Neely's

question regarding the Main Street underpass that connects Independence Park to Constitution Park. Ms. Thomas stated that they just received approval from FEMA to construct the underpass and funding from the Capitol Project Sales Tax along with other funding sources has been earmarked for the underpass construction. Council Member Harris asked Mr. Hutfles if the Clinton Road pedestrian crossing has been addressed. Mr. Berry stated that staff is still waiting on a response from the SC Department of Transportation.

Motion: To approve R22-17 A Resolution approving and supporting the Lancaster County Council of the Arts Gillsbrook Art Tunnel Project

Moved by Council Member Marsh, **Seconded by** Council Member Sowell

Recusal: Council Member Harris recused herself due to being a member of the LCCA Board

Vote: Motion carried by unanimous roll call vote

Action: Approved

- B. *R22-18 A Resolution Granting the Lancaster County Council of the Arts the Right to Paint Murals on the Elevated Manholes Located Adjacent to the Lindsay Pettus Greenway*

Motion: To approve R22-18 A Resolution granting the Lancaster County Council of the Arts the Right to Paint Murals on the Elevated Manholes Located Adjacent to the Lindsay Pettus Greenway

Moved by Council Member Hood, **Seconded by** Council Member Sowell

Recusal: Council Member Harris recused herself due to being a member of the LCCA Board

Vote: Motion carried by unanimous roll call vote

Action: Approved

- C. *R22-19 A Resolution Authorizing the City of Lancaster to enter into a Mutual Aid agreement with the South Carolina Water & Wastewater Agency Response Network*

Public Works Director Rendell Mingo presented Council with a request for the City of Lancaster to join South Carolina Water & Wastewater Agency Response Network (SCWARN). SCWARN provides staff with necessary tools and equipment to address impacted water and wastewater systems until a permanent solution can be implemented. Mr. Mingo stated this will allow the City to be a part of a network that includes Lancaster County Water & Sewer District, Rock Hill, and Tega Cay. Mr. Mingo assured the Council that there is no cost to join SCWARN and does not require the City to respond if assistance is requested. The City will have absolute discretion as to the availability of resources.

Motion: To approve R22-19 a Resolution authorizing the City of Lancaster to enter into a Mutual Aid agreement with the South Carolina Water & Wastewater Agency Response Network

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

X. Ordinance

- A. *022-12 (Second Reading) An Ordinance Granting Easements to the Lindsay Pettus Greenway, Inc. for Installation of a Trail and the Placement of Trail Facilities*

Motion: To approve the second reading of 022-12 an Ordinance granting easements to the Lindsay Pettus Greenway, Inc. for installation of a trail and the placement of trail facilities

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

- B. *022-13 (Second Reading) An Ordinance Amending the City of Lancaster Operating Budget for Fiscal Year 2021-2022*

Motion: To approve the second reading of 022-13 an Ordinance amending the City of Lancaster Operating Budget for Fiscal Year 2021-2022

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

- C. *022-14 (First Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 13.5 Acres Located at 2081 Charlotte Highway, and Owned by Raymon E & Kathi W Chisom*

Director of Building and Zoning Louis Streater presented Council with 022-14, 022-15, 022-16, and 022-17 requesting multiple parcels be annexed into the City at the request of the owner, D.R. Horton Homes. Mr. Streater reported that D.R. Horton plans to construct a 273 single-family residential subdivision on 121 acres on the east side of US Highway 521 (Charlotte Hwy.) approximately two miles north of the By-Pass cloverleaf. Mr. Streater explained that the R-15 zoning will allow for larger open spaces within the cluster development.

Spencer McNabb with D.R. Horton Homes presented Council with the recommended plans for the annexed parcels on Charlotte Hwy.

Motion: To approve the first reading of 022-14 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 13.5 acres located at 2081 Charlotte Highway, and owned by Raymon E & Kathi W Chisom

Moved by Council Member Sowell, **Seconded by** Council Member Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

- D. *022-15 (First Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 71.59 Acres Located in the General Vicinity of 2080 Charlotte Highway, and Owned by Central Monroe, LLC*

Tamecca Neely asked why her question during citizen comments was not addressed. Mayor DeVenny noted that she was out of order and continued with the motion.

Motion: To approve the first reading of O22-15 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 71.59 acres located in the general vicinity of 2080 Charlotte Highway, and owned by Central Monroe, LLC

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

- E. *O22-16 (First Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 12.58 Acres Located at 2120 Charlotte Highway, and Owned by Charles M & Peggy J Thompson*

Motion: To approve the first reading of O22-16 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 12.58 acres located at 2120 Charlotte Highway, and owned by Charles M & Peggy J Thompson

Moved by Council Member Hood, **Seconded by** Council Member Harris

Vote: Motion carried by unanimous roll call vote

Action: Approved

- F. *O22-17 (First Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 29.0 Acres Located in the General Vicinity of 2250 Charlotte Highway, and Owned by 521 Property, LLC*

Motion: To approve the first reading of O22-17 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 29.0 acres located in the general vicinity of 2250 Charlotte Highway, and owned by 521 Property, LLC

Moved by Council Member Sowell, **Seconded by** Council Member Harris

Vote: Motion carried by unanimous roll call vote

Action: Approved

XI. Executive Session-Personnel Matter (§30-4-70(a)(1))

A. Information Technology Director Interviews

Motion: To enter Executive Session

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

Council returned from Executive Session where no votes were taken.

Motion: To return to open session

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

Motion: To make a conditional offer of employment to Melissa Izzard for the position of Information Technology Director at a salary commensurate with her experience and qualifications

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

XII. Adjournment

Motion: To adjourn

Moved by Council Member Harris, **Seconded by** Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Adjourned

There being no further business, Council adjourned at 9:48 p.m.

Respectfully submitted,

Tracy Rabon
City Clerk

RESOLUTION R22-20

A RESOLUTION AUTHORIZING THE DONATION OF SIX MATTRESSES AND SIX BOX SPRINGS TO THE UNITED WAY OF LANCASTER COUNTY

WHEREAS, Section 5.01 of the City of Lancaster Purchasing Policy Manual allows for the disposal of surplus property from time to time; and

WHEREAS, the City Administrator shall select the disposal method that is in the best interest of the City; and

WHEREAS, the City of Lancaster Fire Department has six mattresses and six box springs that are surplus to the needs of the Department and the City; and

WHEREAS, the United Way of Lancaster is in the process of developing a homeless shelter and are in need of supplies to furnish said shelter which include mattresses and box springs.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the Fire Chief is authorized to donate six mattresses and six box springs to the United Way of Lancaster County.

DONE IN MEETING ASSEMBLED on the 11th day of October 2022, and to become effective October 11, 2022.

Yeas_____ Nays_____

Requested by:

Fire Chief_____

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

Agenda Item VII.A, B, C, & D

City of Lancaster
City Council Meeting
October 11, 2022

TO: City Council
SUBJECT: Annexation Ordinance
INITIATED BY: D.R. Horton
PREPARED BY: Building & Zoning Director

Background: D.R. Horton intends to construct a 273 single-family residential subdivision on 121 acres on the eastside of US Highway 521 (Charlotte Highway) approximately two miles north of the Bypass cloverleaf. The developer is wishing to be annexed into the City in order to have the City's police and fire services along with the ability to do a cluster development. The developer is requesting R-15 zoning.

In order to annex these parcels into the City D.R. Horton needed to obtain 2081 Charlotte Highway on the westside of US Highway 521 as this parcel is contiguous to the City. D.R. Horton has not yet indicated their plans for this parcel; however they are requesting this property to be zoned B-3.

Council unanimously approved the first reading of Ordinance O22-14, Ordinance O22-15, Ordinance O22-16, and Ordinance O22-17 at the September 27, 2022 City Council meeting.

Financial: Even though there will be a significant increase in the number of residential dwelling units when this development is fully built it is not expected to place a significant strain on police and fire services as these departments will grow along with the subdivision. As primary residential dwelling units the properties will be assessed at the 4% residential rate. The developer is planning on selling the houses between \$300,000 and \$390,000. With an average house price of \$345,000 the development will generate over \$675,000 in additional property tax revenue once fully built out.

Policy Considerations: Section 5-3-150(3) of the South Carolina Code of Laws. Furthermore, the proposed annexation would be in the best interest of the City as there will be no additional burdens placed on existing City residents.

Recommendations/Actions: Approve Ordinance O22-14, O22-15, O22-16, and O22-17.

Attachments: Ordinance O22-14, O22-15, O22-16, O22-17, annexation petitions, deeds, and location maps.



City of Lancaster Annexation Petition

216 South Catawba Street
PO Box 1149
Lancaster SC 29721-1149
Phone: 803-283-4253

INFORMATION

Petitioner/Owner Name	Telephone
Mailing Address / City ST ZIP SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	

GENERAL LOCATION OF SUBJECT PROPERTY OR PROPERTIES

2081 Charlotte Highway	Tax Map # 0062-00-004.01 Acres (±) 13.5	Requested Zoning B-3
E/O Hwy 521	Tax Map # 0049-00-149.00 Acres (±) 71.59	Requested Zoning R-15
E/O Hwy 521	Tax Map # 0049-00-148.00 Acres (±) 12.58	Requested Zoning R-15
Hwy 521	Tax Map # 0049-00-150.00 Acres (±) 29	Requested Zoning R-15
	Tax Map # Acres (±)	Requested Zoning

Attach a metes and bounds legal description prepared by a surveyor registered in South Carolina as Exhibit A of this petition.

PETITIONER'S STATEMENT AND ASSURANCES

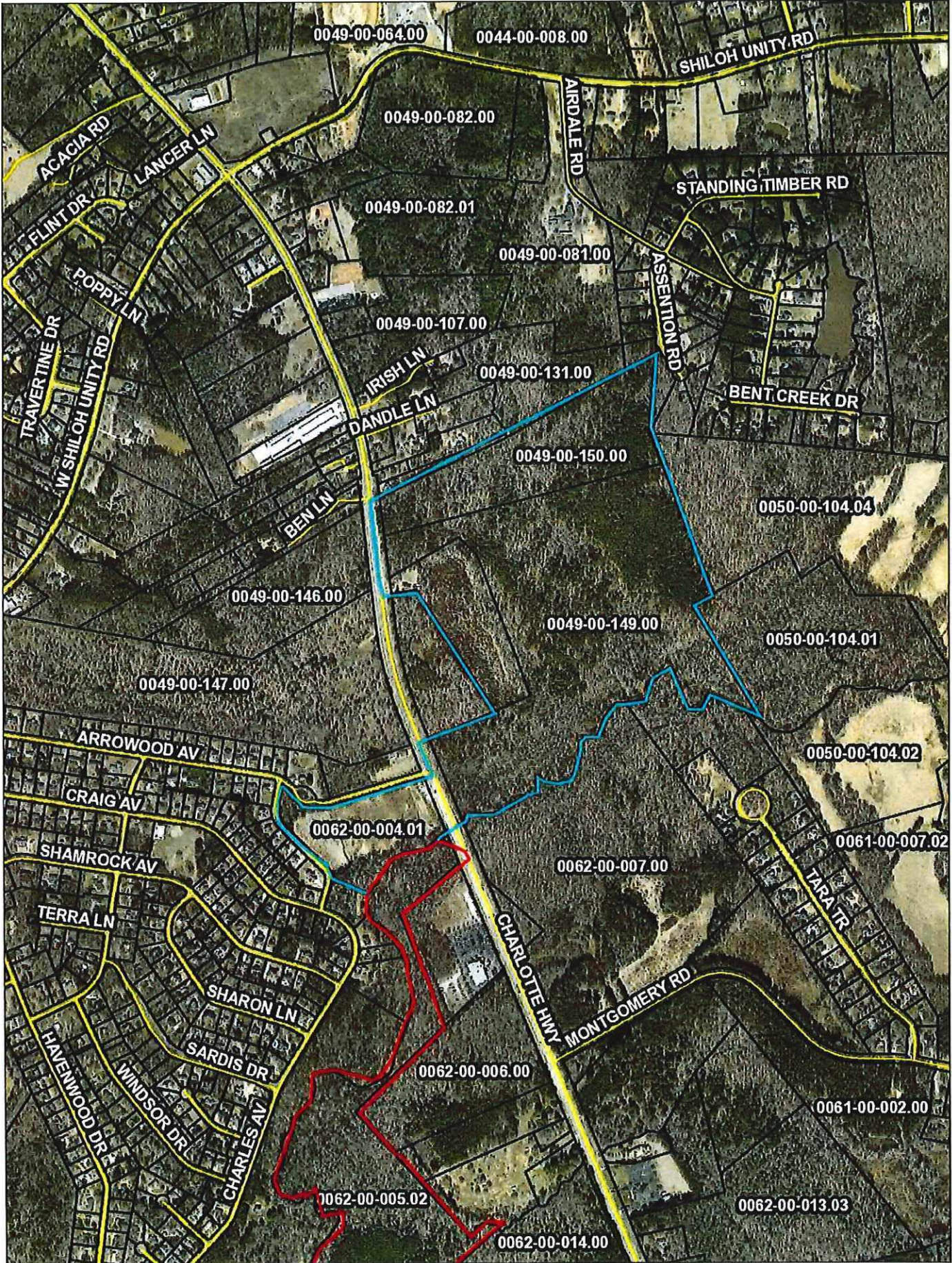
I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all the area described on Exhibit A attached hereto at the date hereof, and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the above indicated City Zoning District. I certify that I have received a copy of, understand and agree to Sections 28-2 and 31-24(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

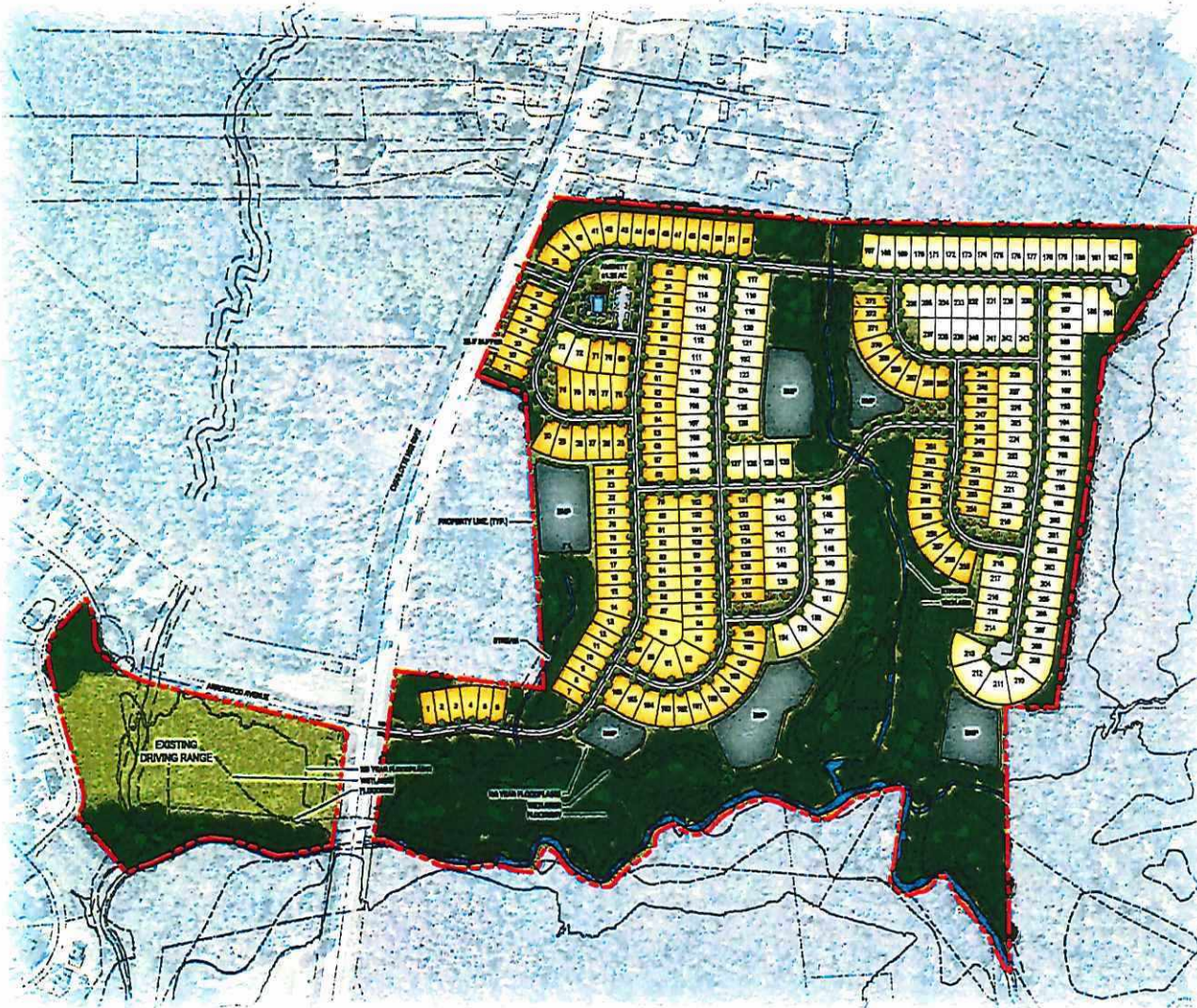
PRINTED NAME(S) AND SIGNATURE(S) OF PETITIONER/PROPERTY OWNER(S) AND DATE

	SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES	

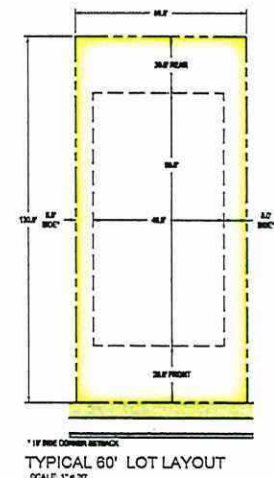
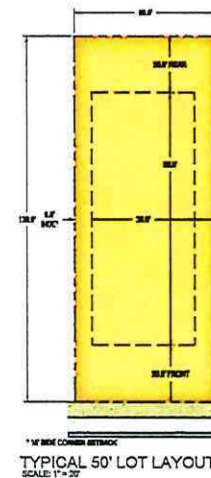
ACTION BY LANCASTER CITY COUNCIL

Petition <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action Date
Signature of Authorized City Representative	Date Signed






Site Data		
Central Monroe City of Lancaster, Lancaster County, South Carolina		
Parcel Numbers: 0049-00-150.00, 0049-00-149.00, 0049-00-148.00, and 0062-00-004.01		
Project Area	Ac.	Density
Gross Ac.	135.50 Ac.	2.01 DU/Ac.
Gross Ac. Main Parcel	121.24	
Gross Ac. Existing Driving Range	14.26	
Zoning		
Current Zoning	Lancaster County GB / LDR	
Proposed Zoning	City of Lancaster B3 / R15 Cluster (with annexation)	
Max Impervious	67.75 Ac.	50.00%
Unit Type	Qty	Mix
Lots 50' x 130'	151	55.3%
Lots 60' x 130'	122	44.7%
Total	273	100.0%



GENERAL NOTES:
 1. SOURCE INFORMATION PROVIDED BY LANCASTER COUNTY GIS DATA. INFORMATION SHOULD BE VERIFIED FOR ACCURACY.
 2. ALL INFORMATION AND SOURCES APPLIED TO THE PREPARATION OF THIS PLAN ARE CONSIDERED PRELIMINARY AND ARE SUBJECT TO CHANGE.
 3. BGE, INC. IS NOT RESPONSIBLE FOR DIFFERENCES ORIGINATED BY INCOMPLETE, INACCURATE, AND/OR MISSING INFORMATION DERIVED FROM PUBLIC SOURCES FOR THE CREATION OF THIS PLAN.

BGE 1111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28204
 www.bgeinc.com
 NC LICENSE #C-4397

DR HORTON - CENTRAL MONROE CONCEPT PLAN

 DATE: 09/13/2022
 0 200' 400' 600'
 SCALE: 1" = 200'

ORDINANCE 022-14

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 13.5 ACRES LOCATED AT 2081 CHARLOTTE HIGHWAY, AND OWNED BY RAYMON E & KATHI W CHISOM

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and beginning at a # 4 rebar with cap found at the northwest corner of the Raymon E. Chisom & Kathi W. Chisom property as shown in Deed: 482-66 recorded in the Lancaster County SC., Register of Deeds Office, said #4 rebar found also being the southwest corner of the Crow's Nest Driving Range property as shown in Deed:J13-166 recorded in the Lancaster County SC., Register of Deeds Office, said #4 rebar found also being on the easterly right-of-way of Charles Avenue as shown in Plat 2008-587.

Thence from said Point of Beginning 8 calls with the eastern right-of-way of Charles Avenue; 1)with the arc of a curve to the left having a radius of 135.50' an arc length of 69.45' (subtended by chord N29-43-26W 68.69') to a point; 2)N45-35-57W 157.47' to a point; 3)N45-31-21W 105.12' to a point; 4) N45-42-34W 104.93' to a point; 5) N45-36-10W 99.44' to a point; 6) N33-09-33W 81.35' to a point; 7) with the arc of a curve to the right having a radius of 136.35' an arc length of 61.44' (subtended by chord N02-23-13W 60.92') to a point; 8) N11-02-56E 175.15' to a rebar set at the right-of-way intersection of Charles Avenue and Arrowood Avenue as shown in Plat 2011-626 recorded in the Lancaster County SC., Register of Deeds Office; Thence 4 calls with the southern right-of-way of Arrowood Avenue; 1)S57-34-29E 113.25' to a point; 2) with the arc of a curve to the left having a radius of 75.00' an arc length of 184.66' (subtended by chord S57-34-29E 141.43' to a point; 3) with the arc of a curve to the left having a radius of 201.39' an arc length of 139.96'

(subtended by chord S78-49-30E 137.16') to a point; 4) n73-54-26e 777.73' to a rebar set at the right-of-way intersection of Arrowood Avenue and the western right-of-way of SC Highway 521; Thence 6 calls with the western right-of-way of SC Highway 521; 1) S23-22-23E 73.98' to a point; 2) S22-20-22E 40.45' to a point; 3) S22-24-13E 94.34' to a point; 4) S22-57-16E 18.12' to a point; 5) S67-25-18W 5.00' to a point; 6) S22-32-48E 213.88' to a point in Camp Creek; Thence 11 calls with Camp Creek; 1) S46-37-33W 108.21' to a point; 2) S59-40-58W 119.66' to a point; 3) S79-41-31W 78.19' to a point; 4) S75-29-50W 101.60' to a point; 5) S61-36-45W 71.86' to a point; 6) S50-17-17W 41.30' to a point; 7) S29-56-04W 35.36' to a point; 8) S22-14-54W 36.09' to a point; 9) S31-10-53W 63.19' to a point; 10) S38-05-03W 68.17' to a point; 11) S39-32-51W 64.04' to a point, the northeast corner of the Raymon E. Chisom & Kathi W. Chisom property; Thence with the northern line of the Raymon E. Chisom & Kathi W. Chisom property N66-05-21W 308.10' (passing through a #4 rebar found at 15.00') to a #4 rebar found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: J13-166 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0062-00-004.01

The property shall have an interim zoning classification of B-3 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 11th day of October 2022, and to become effective October 11, 2022.

Yeas _____ Nays _____

Requested by:

D.R. Horton

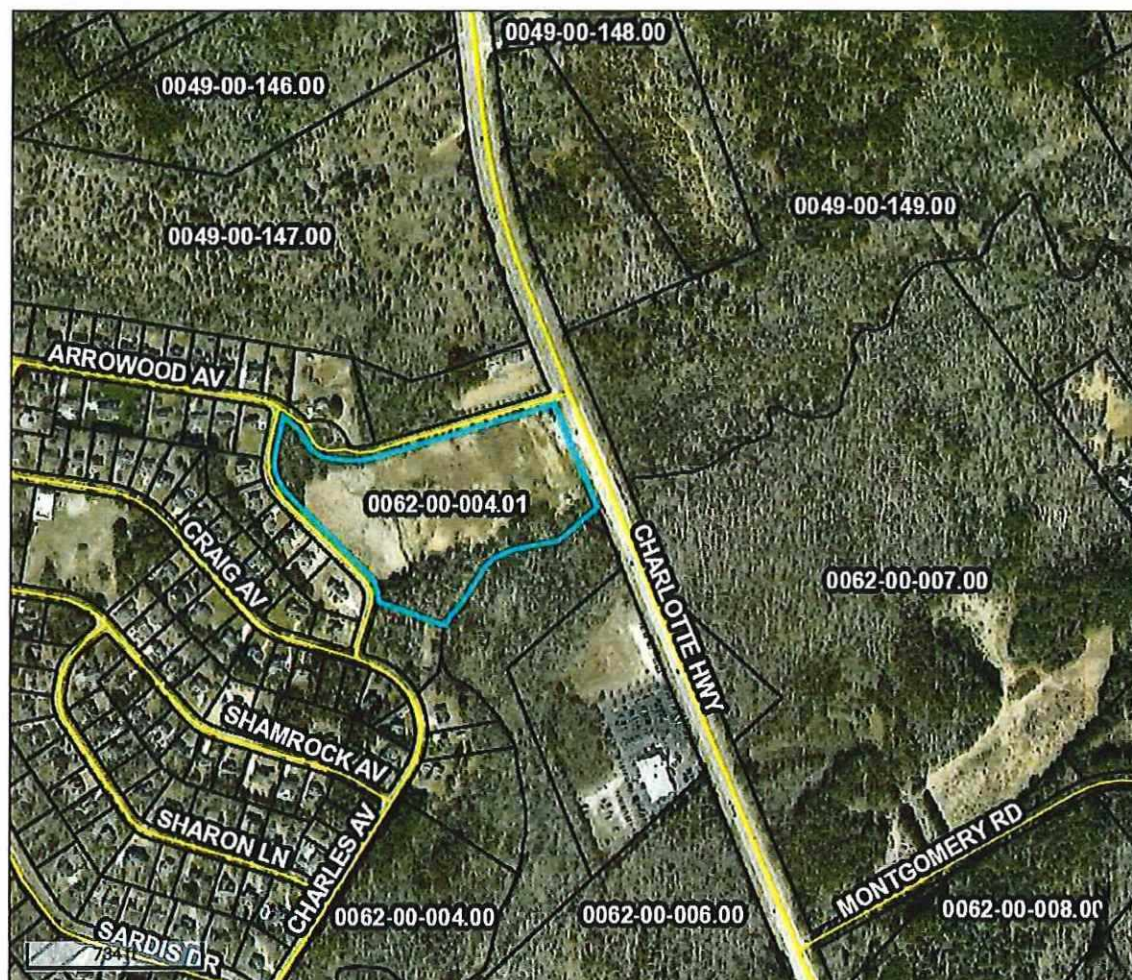
T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 27, 2022
Second Reading: October 11, 2022



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0062-00-004.01	Owner	CHISOM RAYMON E & KATHI W	Last 2 Sales			
Class Code	Non Qualified Commercial		1930 FAIRWAY DR	Date	Price	Reason	Qual
Taxing	County		LANCASTER, SC 29720	6/5/1998	\$77000	TRUE SALE	Q
District	INDIAN LAND		2081 CHARLOTTE HWY	n/a	0	n/a	n/a
Land Size	13.5	ACRES	Address				
			Assessed Value				

(Note: Not to be used on legal documents)

Date created: 8/30/2022

Last Data Uploaded: 8/30/2022 7:34:45 AM

Developed by  **Schneider**
GEOSPATIAL

0004702 Bk: 0012 Pg: 0039

When recorded return to:

Bell, Tindal & Freeland, PA
 P.O. Box 867
 312 North Main Street
 Lancaster, SC 29721

FILED, RECORDED, INDEXED
 06/08/1998 01:10:50PM
 Rec Fees 10.00 St Fees 200.20
 Co Fees 84.70 Pages 5
 Clerk of Court
 VERNON MCANUS

DEED PREPARED ONLY
 TITLE NOT EXAMINED

(Space Above This Line For Recording Data)

STATE OF SOUTH CAROLINA,)

TITLE TO REAL ESTATE

COUNTY OF LANCASTER.)

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES R. WALTERS and CHERYL Y. WALTERS hereinafter referred to as grantor for and in consideration of the sum of SEVENTY SEVEN THOUSAND AND NO/100 (\$77,000.00) DOLLARS to grantor paid by **RAYMON E. CHISOM and KATHI W. CHISOM** hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"ALL that certain piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, in a subdivision known as Arrowood Estates, lying on the West side of U. S. Highway 521, containing thirteen and one-half (13 1/2) acres, more or less, and being further described as follows: BEGINNING at a point in the southwestern corner of the intersection of Arrowood Avenue and U. S. Highway 521, and running with the southern right of way line of Arrowood Avenue for a distance of approximately 1,250 feet to a point in the southeastern most corner of the intersection of Arrowood Avenue and Charles Avenue; thence running with the eastern right of way line of Charles Avenue to the point at which the bearing of the eastern right of way line of Charles Avenue is South 50 degrees 05 minutes 50 seconds East; thence continuing with the eastern right of way line of Charles Avenue South 50 degrees 05 minutes 50 seconds East for such distance as is required to reach a point where the eastern right of way line of Charles Avenue begins to the curve to the southwest; thence running South 50 degrees 05 minutes 50 seconds East to a point in the center of Camp Creek; thence meandering with the center of and up Camp Creek in generally an easterly direction for a distance of approximately 900 feet to a point at the intersection of the center of Camp Creek and the western right of way line of U. S. Highway 521; thence running with the western right of way line of U. S. Highway 521 in generally a northwestern direction for a distance of approximately 400 feet to a point in the southwestern most corner of the intersection of the western right of way line of U. S. Highway 521 and the southern right of way line of Arrowood Avenue, the point of beginning. Being bounded now or formerly as follows: On the North by Arrowood Avenue on the East by U. S. Highway 521; on the South by Camp Creek; and on the

ASSESSOR'S OFFICE

Index No. 6-9-98Tax Map Code 62-4-01

or Portion Of _____

0004702 Bk# 0012 Pg# 0040

West by Charles Avenue and by other property of Arrowood Estates, Inc. Reference is made to the following plats of survey for a more minute description: (1) Plat of Survey made by R. H. Iseley and J. C. Crumpler, RLS, dated September 1990, entitled "PLAT OF PORTION OF BLOCKS M-L-N-O-I OF ARROWOOD ESTATES, INC." and recorded as Plat Number 12771; (2) Plat of Survey made by R. H. Iseley and M. G. Furr, dated July 7, 1962, entitled "ARROWOOD ESTATE, INC." and recorded in Plat Book 13, page 20. Reference to said plat is craved for a more minute description."

Being property conveyed to Charles R. Walters and Cheryl Y. Walters by deed of Arrowood Estates, Inc. dated September 7, 1995 and recorded September 14, 1995 in the Office of the Clerk of Court for Lancaster County, South Carolina in Deed Book J-13, page 166.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

The Address of the Grantee is:

1930 Fairway Drive
Lancaster, SC 29720

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

And the Grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against Grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 5th day of June 5, 1998, and in the Two Hundred Twenty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Willie S. Evans
Willie S. Evans


Charles R. Walters (SEAL)
CHARLES R. WALTERS
Cheryl Y. Walters (SEAL)
CHERYL Y. WALTERS

0004702 Bk: 0012 Pg: 0041

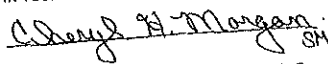
STATE OF SOUTH CAROLINA,)
COUNTY OF LANCASTER.)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 5th day of June, 1998.


NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 3-18-2001

RECORDED THIS 8th DAY
OF June, 1998
IN BOOK 0 PAGE C-1

Auditor, Lancaster County, S. C.

0004702 Bk: 0012 Pg: 0042

STATE OF SOUTH CAROLINA)
COUNTY OF Lancaster)

AFFIDAVIT

Page 1 of 2

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 2081 Charlotte Highway, Lancaster, SC 29720 bearing Lancaster County Tax Map Number _____, was transferred by Charles R. Walters and Cheryl Y. Walters to Raymon F. Chisom & Kathi M. Chisom on June 5, 1998.

3. Check one of the following: The deed is

- (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$77,000.00.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$77,000.00
- (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$77,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$284.908. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Buyer

Page 2 of 2

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Raymond E. Chisom *Kathi W. Chisom*
 Responsible Person Connected with the Transaction
 Raymond E. Chisom & Kathi W. Chisom

SWORN to before me this 5th

day of June, 19 98

Willis W. Wana
 Notary Public for SC

My Commission Expires: 12-29-2002

Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantor's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quietclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quietclaim deed.

0004702 BK: 0012 PG: 0043

Annexation Petition – Owners Information and Signature Page

Owners Statement and Assurances

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all or part of the area described on Exhibit A attached hereto and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

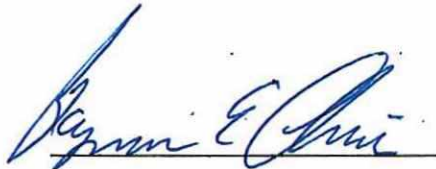
Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID: 0062-00-004.01

Petitioners Name: Raymon E. Chisom and Kathi W.
Mailing Address: Chisom 1930 Fairway Drive
Lancaster, SC 29720
Telephone: 803-804-7787
Email: crowsnestsc@comporium.net



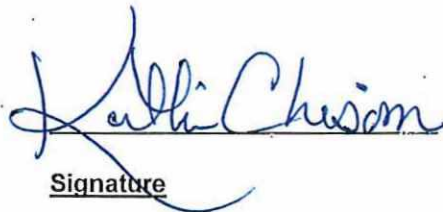
Signature

Raymon E Chisom

Printed Name

08/17/2022

Date



Signature

Kathi Chisom

Printed Name

08/17/2022

Date

June 21, 2022

City of Lancaster Building and Zoning Department
216 S. Catawba Street, PO Box 1149
Lancaster, SC 29721-1149
Phone: 803-283-4253

Re: Central Monroe

We, Raymon E. Chisom and Kathi W. Chisom (property owners of parcel #0062-00-004.01), would like to submit this letter as permission for DR Horton, Inc. to submit the above referenced project for annexation, rezoning, subdivision, and land disturbance on our behalf as Petitioner or Applicant to the City of Lancaster, SCDHEC, and SCDOT.

Information

Parcel ID: 0062-00-004.01

Petitioners Name: Raymon E. Chisom and Kathi W.
Mailing Address: Chisom 1930 Fairway Drive
Lancaster, SC 29720
Telephone: 803-804-7787
Email: crowsnestsc@comporium.net



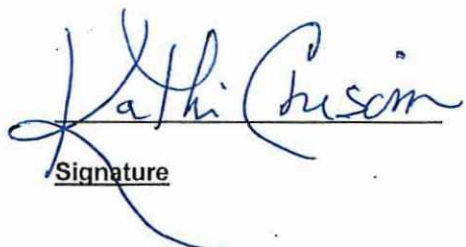
Signature



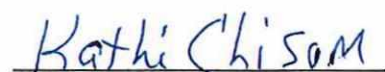
Printed Name




Date



Signature



Printed Name



Date

ORDINANCE 022-15

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 71.59 ACRES LOCATED IN THE GENERAL VICINITY OF 2080 CHARLOTTE HIGHWAY, AND OWNED BY CENTRAL MONROE, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Commencing at a ¾" square iron found, the southwest corner of Lot 10 of Tabor Hills, the Lora Ann Massey property as shown in Deed:1448-20 recorded in the Lancaster County, SC., Register of Deeds Office, said square iron also being the southwestern corner of Lot 11 of Tabor Hills, the Lora Massey property as shown in Deed: 1325-209 recorded in the Lancaster County, SC., Register of Deeds Office, and said square iron being an angle point of the 521 Property LLC property as shown in Deed:244-138 and recorded in the Lancaster County, SC., Register of Deeds Office and said square iron being the northwest corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office; Thence S22-41-00E 250.34' to a #5 rebar found the southeast corner of the 521 Property LLC property and the northeast corner of the Central Monroe LLC property as shown in Deed: 285-158 recorded in the Lancaster County SC., Register of Deeds Office, said #5 rebar also being a corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office and being the Point of Beginning.

Thence from said Point of Beginning with the western line of the John E. Craig Jr and Jahannes L M Tromp property S22-41-12E 1084.43' to a leaf spring found the southwestern corner of the John E. Craig Jr and Jahannes L M Tromp property in the northern line of the Eleanor Craig Edwards property as shown in Deed: G8-182 recorded in the Lancaster County SC., Register of Deeds Office; Thence with the northern line of the Eleanor Craig Edwards property S58-47-49W 242.69' to a ¾" Iron Pipe found, the northwestern corner of the Eleanor Craig Edwards property and the northeastern corner of the Michael G. Williams property as shown in Deed:Z-5-2408; Thence with the northern line of the Michael G. Williams property S61-15-48W 811.66' to a 1" flat bar found, the northwestern corner of the Michael G. Williams property; Thence with the western line of the Michael G. Williams property S35-07-33E 335.60' to a point in a creek, the northeast corner of the Snipes Farm LLC property as shown in Deed:440-280 recorded in the Lancaster County SC., Register of Deeds Office; Thence 16 calls with the creek and with the northern line of the Snipes Farm LLC property; 1) S78-00-10W 96.02' to a point; 2) S43-00-10W 113.05' to a point; 3) S24-50-50W 177.16' to a point; 4) S79-29-20W 93.51' to a point; 5) S41-05-50W 64.22' to a point; 6) S05-03-50W 104.30' to a point; 7) S18-05-40W 171.46' to a point; 8) S72-38-50W 101.30' to a point; 9) N67-57-00W 131.83' to a point; 10) S70-40-10W 67.74' to a point; 11) N03-58-15W 85.98' to a point; 12) S70-20-43W 129.08' to a point; 13) S47-35-18W 116.69' to a point; 14) S74-52-50W 166.79' to a point; 15) N84-10-55W 65.00' to a point; 16) S59-56-24W 122.37' to a point on the eastern right-of-way of US Highway 521; Thence 7 calls with the eastern right-of-way of US Highway 521; 1) N22-46-01W 175.38' to a SCDOT right-of-way marker found; 2) S66-08-25W 5.00' to a point; 3) N22-34-42W 242.01' to a SCDOT right-of-way marker found; 4) N66-52-27E 5.07' to a SCDOT right-of-way marker found; 5) N22-28-27W 109.87' to a point; 6) S64-39-04W 5.11' to a point; 7) N22-31-20W 136.72' to a #5 rebar found, the southwest corner of the Adams Lancaster LLC property as shown in Deed: 949-254 recorded in the Lancaster County SC., Register of Deeds Office; Thence leaving the right-of-way with the southern line of the Adams Lancaster LLC property N71-06-07E 549.97' to a 1" iron pipe found, the southeastern corner of the Adams Lancaster LLC property and the southwestern corner of the Charles M Thompson & Peggy J Thompson property as shown in Deed: F6-666 recorded in the Lancaster County SC., Register of Deeds Office; Thence 5 calls with the Charles M Thompson & Peggy J Thompson property; 1) N70-11-30E 293.59' to a 1" iron pipe found; 2) N22-33-31W 1129.35' to a 1-1/2" iron rebar found; 3) N53-20-13W 217.03' to a 1" iron pipe found; 4) S65-30-53W 532.14' to a 1-1/2" iron rebar found; 5) S65-30-53W 8.14' to appoint in the eastern right-of-way of SC Highway 521; Thence 5 calls with the eastern right-of-way of SC Highway 521; 1) N06-55-35W 26.17' to a SCDOT right-of-way marker found; 2) N60-11-50E 7.63' to a SCDOT right-of-way marker found; 3) N07-02-54W 215.00' to a SCDOT right-of-way marker found; 4) S81-31-48W 6.65' to a point; 5) N06-47-50W 64.02' to a #5 rebar found the southwest corner of the 521 Property LLC property; Thence 2 calls with the southern line of the 521 Property LLC property; 1) N75-20-49E 530.57' to a 1" pipe found; 2) N75-46-08E 1704.41' to a #5 rebar found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: 285-158 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-149.00

The property shall have an interim zoning classification of R-15 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 11th day of October 2022, and to become effective October 11, 2022.

Yeas _____ Nays _____

Requested by:

D.R. Horton

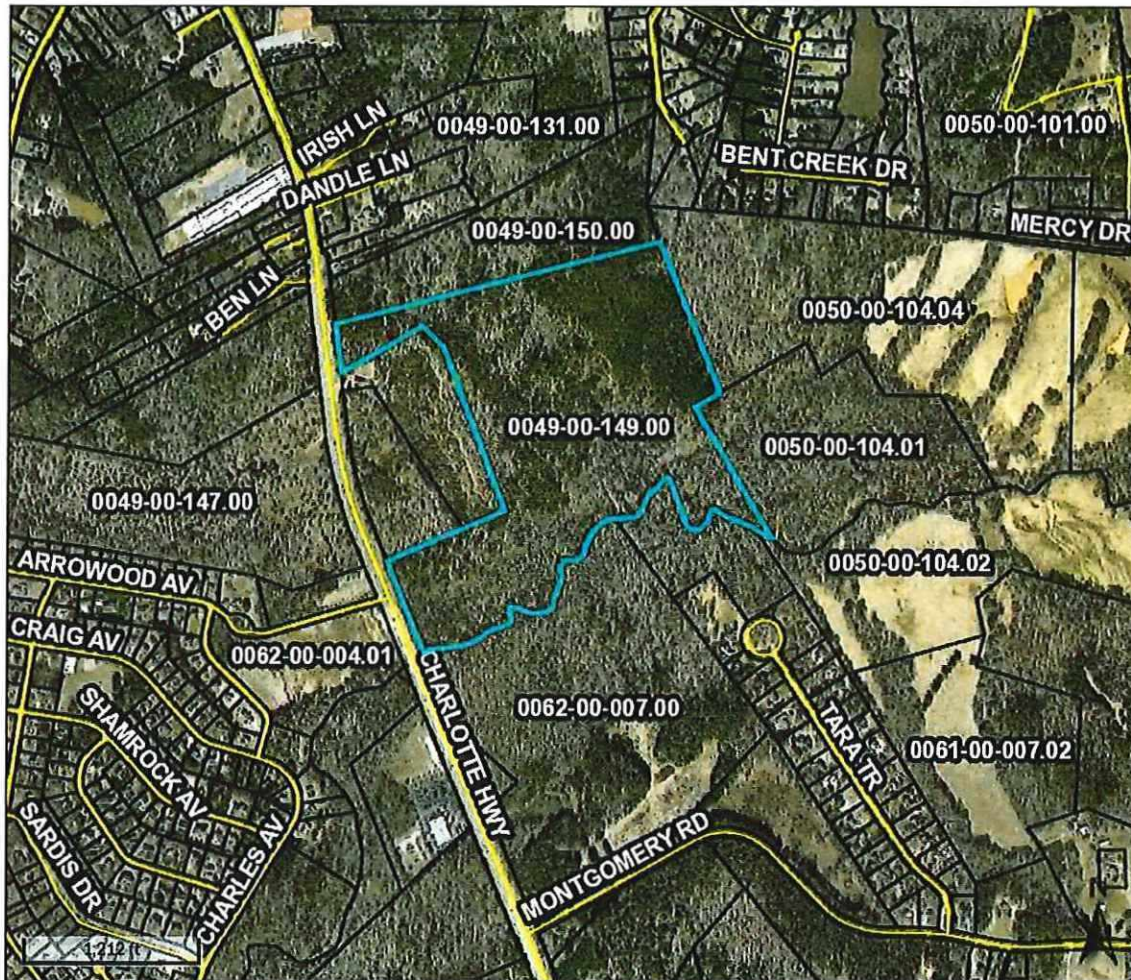
T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk



First Reading: September 27, 2022
Second Reading: October 11, 2022



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0049-00-149.00	Owner	CENTRAL MONROE LLC	Last 2 Sales			
Class Code	Qualified		3048 SHERMAN DR	Date	Price	Reason	Qual
	Agricultural		LANCASTER, SC 29720	6/1/2005	\$650000	TRUE	Q
Taxing	County	Physical	CHARLOTTE HWY			SALE	
District	LANCASTER	Address		n/a	0	n/a	n/a
Land Size	71.59	Assessed Value	Value \$349				

(Note: Not to be used on legal documents)

Date created: 8/30/2022

Last Data Uploaded: 8/30/2022 7:34:45 AM

Developed by  **Schneider**
GEOSPATIAL

RECORDED THIS 1st DAYOF June, 2005IN BOOK 0 PAGE C-01

When recorded return to:

Bell, Tindal & Freeland, PA

P.O. Box 867

312 North Main Street

Lancaster, SC 29721

Auditor, Lancaster County, S. C.

0001969 Bk: 00285 Pg: 00158

FILED, RECORDED, INDEXED

06/01/2005 05:00PM

Rec Fee: 10.00 St Fees: 1,690.00

Co Fee: 715.00 Pages: 3

Register of Deeds

LANCASTER COUNTY, SC

[Space Above This Line For Recording Data]

STATE OF SOUTH CAROLINA,

COUNTY OF LANCASTER.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT CENTRAL UNITED METHODIST CHURCH OF MONROE, INC., one in the same and formerly known as CENTRAL UNITED METHODIST CHURCH OF MONROE NORTH CAROLINA hereinafter referred to as grantor for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND AND NO/100 (\$650,000.00) DOLLARS to grantor paid by CENTRAL MONROE, LLC hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"ALL that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, on the east side of U. S. Highway 521, containing seventy one and fifty-nine hundredths (71.59) acres, more or less, and being shown, described, and designated as "Tract #2" on plat of survey made by Wm. Charles Hendley Jr. Land Surveying, dated October 1, 1999, entitled "Boundary Survey for B. E. Steele" and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2005, page 298. Reference to said plat is craved for a more minute description."

Being the property devised to Central United Methodist Church of Monroe North Carolina under the Last Will and Testament of Benjamin Eugene Steele, deceased, who died testate a resident of Lancaster County, South Carolina, on January 24, 2001, and whose estate is administered in the Office of the Probate Court for Lancaster County, South Carolina in File Number 2001BS2900418; see also Deed of Distribution recorded in Deed Book 161 at Page 56.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

ASSESSOR'S OFFICE

Received 6-2-05
 Map Code 49-149.00
 or Section Of _____

The Address of the Grantee is:

1318 Somerset Drive
Lancaster, SC 29720

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

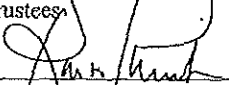
And the Grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against Grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.



WITNESS the Grantor's Hand and Seal this 1st day of June, 2005, and in the Two Hundred Twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CENTRAL UNITED METHODIST CHURCH OF
MONROE, INC., one in the same as and formerly
known as CENTRAL UNITED METHODIST
CHURCH OF MONROE NORTH CAROLINA

BY:  (SEAL)
Ken Hill, Trustee and Chairman of the Board
of Trustees

BY:  (SEAL)
Don Richardson, Trustee

STATE OF SOUTH CAROLINA,)
)
COUNTY OF LANCASTER.)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 1st day of June, 2005.

Patricia A. Gons

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 6-11-13

Annexation Petition – Owners Information and Signature Page

Owners Statement and Assurances

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all or part of the area described on Exhibit A attached hereto and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID:	0049-00-149.00
Petitioners Name:	Central Monroe, LLC
Contact Name:	Malcom Edwards
Mailing Address:	3048 Sherman Drive Lancaster, SC 29720
Telephone:	803-285-4333
Email:	macmdeye@gmail.com



Signature

Malcolm Edwards

Printed Name

9-14-2022

Date

June 21, 2022

City of Lancaster Building and Zoning Department
216 S. Catawba Street, PO Box 1149
Lancaster, SC 29721-1149
Phone: 803-283-4253

Re: Central Monroe

As an authorized agent of Central Monroe, LLC (property owner of parcel #0049-00-149.00), would like to submit this letter as permission for DR Horton, Inc. to submit the above referenced project for annexation, rezoning, subdivision, and land disturbance on our behalf as Petitioner or Applicant to the City of Lancaster, SCDHEC, and SCDOT.

Information

Parcel ID:	0049-00-149.00
Petitioners Name:	Central Monroe, LLC
Contact Name:	Malcolm Edwards
Mailing Address:	3048 Sherman Drive Lancaster, SC 29720
Telephone:	803-285-4333
Email:	macmdeye@gmail.com

mshe

Signature

Malcolm Edwards

Printed Name

9-14-2022

Date

ORDINANCE 022-16

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 12.58 ACRES LOCATED AT 2120 CHARLOTTE HIGHWAY, AND OWNED BY CHARLES M & PEGGY J THOMPSON

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Beginning at a 1" iron pipe found the southeast corner of the Adams Lancaster LLC property as shown in Deed: 949-254, being also the southwest corner of the Charles M Thompson & Peggy J Thompson property as shown in Deed: F6-666 recorded in the Lancaster County SC., Register of Deeds Office.

Thence from said Point of Beginning 5 calls with the Charles M Thompson & Peggy J Thompson property; 1) N70-11-30E 293.59' to a 1" iron pipe found; 2) N22-33-31W 1129.35' to a 1-1/2" iron rebar found; 3) N53-20-13W 217.03' to a 1" iron pipe found; 4) S65-30-53W 532.14' to a 1-1/2" iron rebar found; 5) S65-30-53W 8.14' to appoint in the eastern right-of-way of SC Highway 521; Thence with the eastern right-of-way of SC Highway 521 S06-49-54E 154.51' to a point, the northwestern corner of the Adams Lancaster LLC property as shown in Deed: 949-254 recorded in the Lancaster County SC., Register of Deeds Office;; Thence leaving the right-of-way of SC Highway 521 two calls with the Adams Lancaster LLC property; 1) N86-55-54E 106.35' to a point; 2) S37-47-36E 1139.39' to a 1" iron pipe found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: F6-666 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-148.00

The property shall have an interim zoning classification of R-15 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 11th day of October 2022, and to become effective October 11, 2022.

Yeas _____ Nays _____

Requested by:

D.R. Horton

T. Alston DeVenny, Mayor

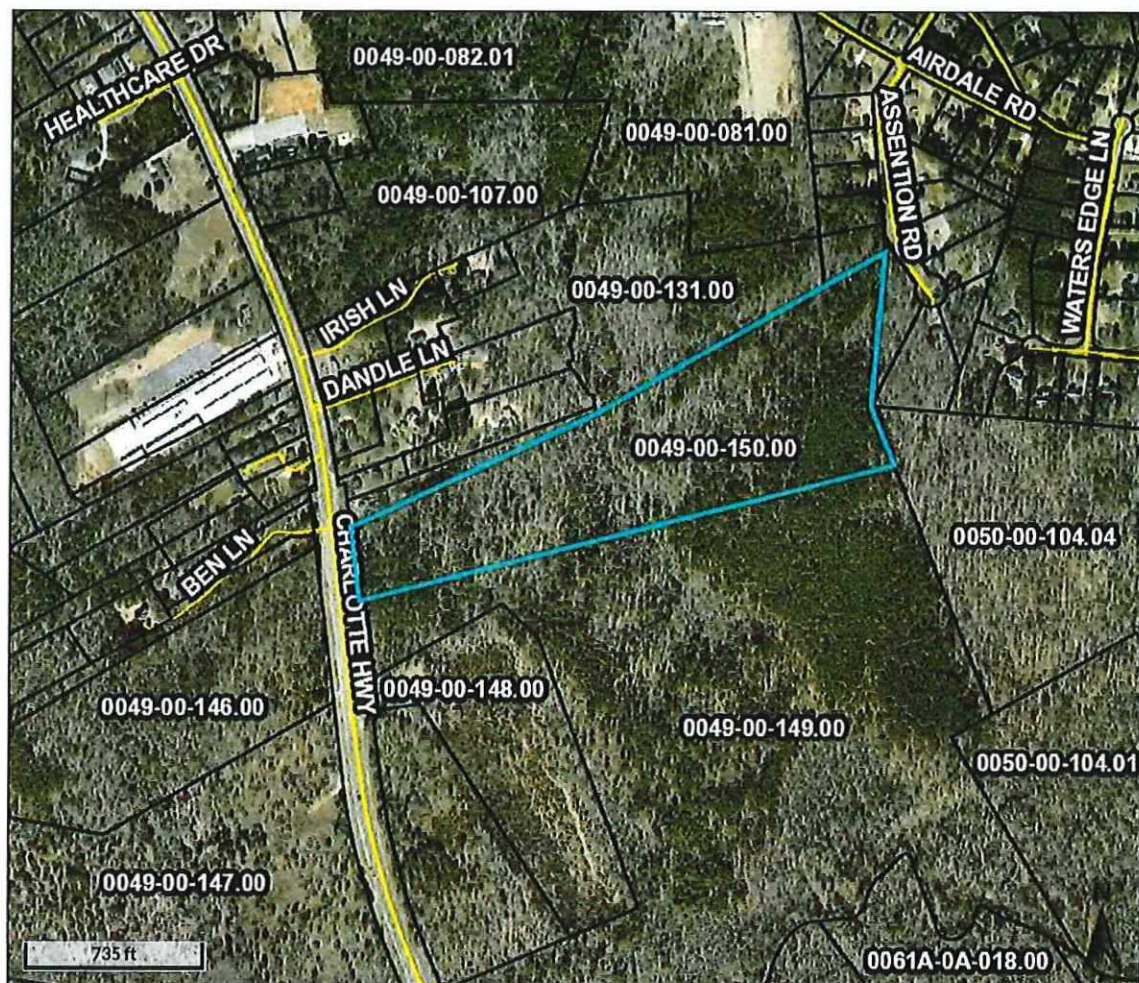
Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 27, 2022


Second Reading: October 11, 2022



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0049-00-150.00	Owner	521 PROPERTY LLC	Last 2 Sales			
Class Code	Corporate Agriculture Use		3048 SHERMAN DR	Date	Price	Reason	Qual
			LANCASTER, SC	7/13/2004	\$330000	TRUE	Q
Taxing	County		29720			SALE	
District	INDIAN LAND	Physical	CHARLOTTE HWY	n/a	0	n/a	n/a
Land Size	29	Address					
	CROP/TIMBER	Assessed Value	Value \$212				

(Note: Not to be used on legal documents)

Date created: 8/30/2022

Last Data Uploaded: 8/30/2022 7:34:45 AM

Developed by  **Schneider**
GEOSPATIAL

TITLE NOT EXAMINED.

State of South Carolina, }
 County of Lancaster

TITLE TO REAL ESTATE

Know All Men by These Presents, That I, J. M. Thompson, of Lancaster County, South Carolina,

hereinafter referred to as grantor for and in consideration of the sum of

Five and No/100 (\$5.00) Dollars, love and affection,

Dollars

to grantor paid by Charles M. Thompson and Peggy J. Thompson

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, consisting of one lot of land containing one-third (1/3) of an acre, more or less, and the said lot is bounded now of formerly as follows: On the North by lands of John Steele; East by lands of J. J. Montgomery; South by lands of The Adams Estate; and on the West by a Paved Highway, designated as State Highway No. 521. Said lot being more fully described by a plat made December 30, 1946, by A. N. Joyner."

Being the identical property conveyed to Grantor herein by deed of Mrs. Lois Adams Belk, and Mrs. Juanita Adams Tucker, dated January 4, 1947 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Deed Book V-3 at Page 273.

ALSO: "All that certain piece, parcel or lot of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, containing 12 1/4 (twelve and one-quarter) acres as shown by plat of J. H. Mobley, Surveyor, dated March 2, 1931, and recorded in the Office of the Clerk of Court for Lancaster County in Deed Book Z at Page 313."

Being property conveyed to Ruth Montgomery Thompson and J. Melvin Thompson by deed recorded in Deed Book L-3 at Page 441. Thereafter Ruth Montgomery Thompson conveyed her 1/2 interest to J. Melvin Thompson by deed dated April 26, 1978 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Deed Book Z-5 at Page 148.

Grantees' Address: Route 1, Box 59
 Lancaster, South Carolina 29720

ASSESSOR'S OFFICEReceived 9-28-84Tax Map Code 49 148

Or Portion Of _____

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 21st day of September, 1984, and in the two hundred and ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Carol McManis
Witness

Walter F. Ballard
Witness

J. M. Thompson (Seal)

_____ (Seal)

_____ (Seal)

STATE OF SOUTH CAROLINA, }
County of Lancaster.

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the Grantor sign, seal and, as grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he, with the other witness above, witnessed the execution thereof.

SWORN to before me, this

21st day of September 1984.
Walter F. Ballard (Seal)
Notary Public of South Carolina

Carol McManis
same Witness

My Commission Expires: 9/24/89

STATE OF SOUTH CAROLINA, }
County of Lancaster.

RENUNCIATION OF DOWER

I, the undersigned Notary Public, a Notary Public of South Carolina, do hereby certify unto all whom it may concern, that the undersigned, wife of the grantor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named grantee and grantee's heirs, successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this

day of _____, 19____

(Seal)

Notary Public of South Carolina

My Commission Expires:

State of South Carolina,
County of Lancaster

J. MELVIN THOMPSON

TO

CHARLES M. THOMPSON and
PEGGY J. THOMPSON

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at _____ M.o'clock on the 21st day of Sept. 1984, and was immediately entered upon the proper indexes and duly recorded in Book _____ of Deeds, page 666

Clerk of Court of Common Pleas and General Sessions or Register Mesne Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this _____ day of _____ A.D. 19____, Recorded in Book _____ of Deeds, page _____

Auditor of the State and County aforesaid.

Annexation Petition – Owners Information and Signature Page

Owners Statement and Assurances

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all or part of the area described on Exhibit A attached hereto and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID: 0049-00-148.00

Petitioners Name: Jim Thompson (Power of Attorney)
Charles M. Thompson and Peggy J Thompson

Mailing Address: 625 Westglen Place
Lancaster, SC 29720

Telephone: 336-736-9601

Email: jm3thompson@aol.com

James P. Thompson JAMES P. THOMPSON 9/16/22

Signature Printed Name Date

June 21, 2022

City of Lancaster Building and Zoning Department
216 S. Catawba Street, PO Box 1149
Lancaster, SC 29721-1149
Phone: 803-283-4253

Re: Central Monroe

We, Charles M. Thompson and Peggy J Thompson (property owners of parcel #0049-00-148.00), would like to submit this letter as permission for DR Horton, Inc. to submit the above referenced project for annexation, rezoning, subdivision, and land disturbance on our behalf as Petitioner or Applicant to the City of Lancaster, SCDHEC, and SCDOT.

Information

Parcel ID: 0049-00-148.00

Petitioners Name: Jim Thompson (Power of Attorney)
Charles M. Thompson and Peggy J Thompson

Mailing Address: 625 Westglen Place
Lancaster, SC 29720

Telephone: 336-736-9601

Email: jm3thompson@aol.com

James P. Thompson JAMES P THOMPSON 9/16/22

Signature Printed Name Date

ORDINANCE 022-17

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 29.0 ACRES LOCATED IN THE GENERAL VICINITY OF 2250 CHARLOTTE HIGHWAY, AND OWNED BY 521 PROPERTY, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Beginning at a ¾" square iron found, the southwest corner of Lot10 of Tabor Hills, the Lora Ann Massey property as shown in Deed:1448-20 recorded in the Lancaster County, SC., Register of Deeds Office, said square iron also being the southwestern corner of Lot 11 of Tabor Hills, the Lora Massey property as shown in Deed: 1325-209 recorded in the Lancaster County, SC., Register of Deeds Office, and said square iron being an angle point of the 521 Property LLC property as shown in Deed:244-138 and recorded in the Lancaster County, SC., Register of Deeds Office and said square iron being the northwest corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office.

Thence from said Point of Beginning S22-41-00E 250.34' to a #5 rebar found, the northeast corner of the Central Monroe LLC property as shown in Deed:285-158 recorded in the Lancaster County, SC., Register of Deeds Office; Thence with the northern line of the Central Monroe LLC property S75-46-08W 1704.41' to a 1" pipe found; Thence S75-20-49W 530.57' to a #5 rebar found the northeast corner of the northwest corner of the Central Monroe LLC property on the eastern right-of-way of SC Hwy 521; Thence 3 calls with the eastern right-of-way of SC Hwy 521; 1) N07-08-56W 91.20' to a SC right-of-way marker found; 2) Thence S82-18-22W 24.22'

to a point; 3) Thence N06-50-06W 209.08' to a point; Thence leaving the right-of-way of SC Hwy 521 five calls with the southern line of the Jeffrey Morris Ghent & Jean Marie Ghent property as shown in Deed: 686-35 recorded in the Lancaster SC., Register of Deeds Office 1) N84-30-44E 43.97' to a point; 2) Thence N63-27-04E 462.86' passing through a stone found at 10.48', to a #4 iron pin found; 3) N65-10-20E 17.05' to a #4 rebar found; 4) N62-46-38E 94.58' to a #4 rebar found; 5) N62-46-01E 446.16' to a ¾" iron found, the southeastern corner of the Robert Wayne Vick and Karon Elaine V Furr property as shown In Deed: 838-307 recorded in the Lancaster County, SC., Register of Deeds Office; Thence with the southern line of the Robert Wayne Vick and Karon Elaine V Furr property N62-59-55E 1104.60' to a ½" iron rod found, the southwestern corner of Lot 12 of Tabor Hills as shown in Deed: 1466-240; Thence with the southern line of Lot 12 of Tabor Hills N63-00-54E 291.00' to a ½" iron rod found, the southeast corner of Lot 12 of Tabor Hills and the northwest corner of Lot 11 of Tabor Hills; Thence with the western line of Lot 11 of Tabor Hills S06-24-30W 613.70' TO A ¾" Square iron found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: 244-138 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-150.00

The property shall have an interim zoning classification of R-15 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 11th day of October 2022, and to become effective October 11, 2022.

Yeas _____ Nays _____

Requested by:

D.R. Horton

T. Alston DeVenny, Mayor

Approved as to Form:

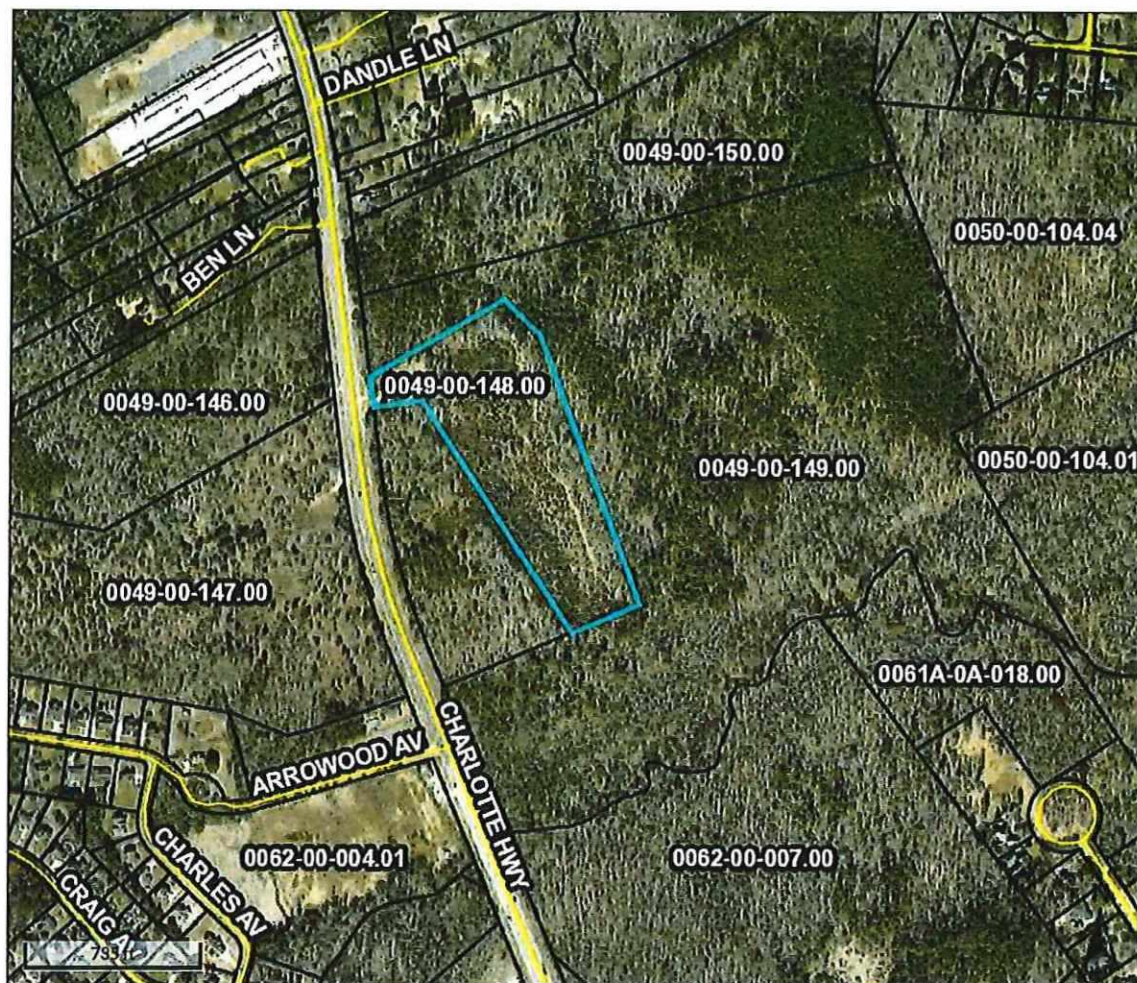
Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 27, 2022
Second Reading: October 11, 2022



Lancaster County, SC



Overview



Legend

- Parcels
- Roads

Parcel ID	0049-00-148.00	Owner	THOMPSON CHARLES M & PEGGY	Last 2 Sales			
Class Code	Non Qualified Residential		J	Date	Price	Reason	Qual
Taxing	County		625 WESTGLEN PL	9/21/1984	\$5	n/a	U
District	LANCASTER		LANCASTER, SC 29720	n/a	0	n/a	n/a
Land Size	12.58	ACRES	Physical Address	2120 CHARLOTTE HWY			
			Assessed Value	Value \$57			

(Note: Not to be used on legal documents)

Date created: 8/30/2022

Last Data Uploaded: 8/30/2022 7:34:45 AM

Developed by Schneider
GEOSPATIAL

RECORDED THIS 14th DAY
 OF July, 2004
 IN BOOK 0 PAGE 501 Bk: 00244 Pg: 00138

When recorded return to:

Bell, Tindal & Freeland, PA
 P.O. Box 867
 312 North Main Street
 Lancaster, SC 29721

Cheryl A. Morgan

FILED, RECORDED, INDEXED
 07/14/2004 09:32AM
 Auditor, Lancaster County
 Co Fees: \$10.00 St Fees: \$58.00
 Co Fees: \$63.00 Pages: 3
 Register of Deeds
 LANCASTER COUNTY, SC

[Space Above This Line For Recording Data]

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF LANCASTER.) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT MARGARET EDNA STEELE hereinafter referred to as grantor for and in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND NO/100 (\$330,000.00) DOLLARS to grantor paid by **521 PROPERTY, LLC** hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"All that piece, parcel or lot of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, on the East side of U. S. Highway 521, containing 29 acres, more or less and is more minutely described on Plat of Survey made by F. E. Kerr, Jr., November 22, 1958 as Tract No. 1 on above Plat entitled "The Estate of Mrs. Mittie D. Steele." Beginning at a point on said Highway and running thence with said Highway N 5-44 W 320.7 feet; thence along line of Ghent N 87-41 E 86.4 feet to a rock; thence N 66-40 E 479.9 feet to a rock; thence with line of Vick N 63-43 E 1938.6 feet to a point; thence with line of Poag S 7-32 W 612.9 feet; thence S 21-36 E 250 feet; thence N 75-50 E 1714.6 feet; thence N 75-23 E. 603.5 feet to the beginning point. Being bounded, now or formerly, on the North by lands of Ghent and Vick; East by Poag lands; South by lands of Benjamin Eugene Steele and Cora S. Steele and on the West by U. S. Highway 521. Said Plat being recorded in Plat Book 10, at Page 45 for which reference is hereby made."

Being the property conveyed to Margaret Edna Steele by deed from Lee O. Montgomery, Clerk of Court dated December 10, 1958, recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book T-4 at Page 426.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

ASSESSOR'S OFFICE
 Received 7-15-04
 Tax Map Co. 149-150.00
 Or Portion OF _____

The Address of the Grantee is:

1318 Somerset Drive
Lancaster, SC 29720

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

And the Grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against Grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 13th day of July, 2004, and in the Two Hundred Twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

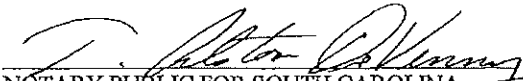
[Handwritten signatures of witnesses]

[Handwritten signature] (SEAL)
MARGARET EDNA STEELE
Margaret Edna Steele by her
attorney in fact Noel M. Hurley, Sr. (SEAL)
MARGARET EDNA STEELE, by her
Attorney-in-fact NOEL M. HURLEY, SR.
by Power of Attorney recorded in the Office of
the Register of Deeds for Lancaster County, South
Carolina in Deed Book 77 at Page 278

STATE OF SOUTH CAROLINA,)
)
COUNTY OF LANCASTER.)

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 13th day of July, 2004.


NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 8/25/08

Annexation Petition – Owners Information and Signature Page

Owners Statement and Assurances

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all or part of the area described on Exhibit A attached hereto and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID: 0049-00-150.00

Petitioners Name: 521 Property, LLC

Contact Name: Malcolm Edwards

Mailing Address: 3048 Sherman Drive
Lancaster, SC 29720

Telephone: 803-285-4333

Email: macmdeye@gmail.com



Signature

Malcolm Edwards

Printed Name

9-14-2022

Date

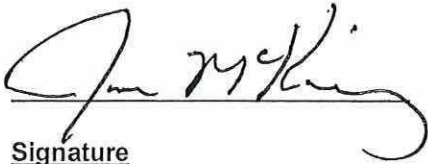
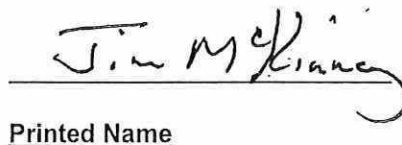
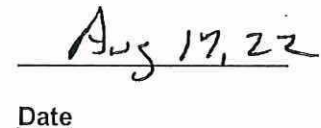
Annexation Petition – Petitioners Information and Signature Page

Petitioners Statement and Assurances

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and agent/representative of the attached owners of record and signatory within, do by this petition request that the property described on Exhibit A attached hereto to be annexed in the City of Lancaster, South Carolina, and be classified in the City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to Sections 28-2 and 31-24(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

Information

Petitioners Name: DR Horton
Contact Name: Jim McKinney
Mailing Address: 8025 Arrowridge Boulevard
Charlotte, NC 28273
Telephone: 704-377-2006
Email: JEMcKinney@drhorton.com


Signature
Printed Name
Date