

DATE 10-17, 11

DOCU-  
MENT

ATTACH-  
MENTS

REVIEWED BY

[Redacted]

[Redacted]

PREPARED BY

[Redacted]

[Redacted]

CITY ATTORNEYS OFFICE

AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF  
PROPERTY LOCATED NEAR WEST WHITE STREET AND NORTH WILSON STREET,  
ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL  
TO CPG PROPERTIES, LLC

BE IT ORDAINED by the Governing Body of the City of Rock Hill,  
in Council assembled:

SECTION 1. That this Ordinance is being adopted in order to effect  
proper compliance with the provisions of the Home Rule Act of 1975,  
now South Carolina Code of Laws for 1976, Section 5-7-30, Section  
5-7-40 and Section 5-7-260, and Section 2-48 and Section 2-96 of  
the Code of the City of Rock Hill.

SECTION 2. That the City of Rock Hill, South Carolina, is the  
owner of approximately 0.059 acre of property located along the  
Norfolk Southern Railroad near West White Street and North Wilson  
Street, in the City of Rock Hill, York County, South Carolina as is  
more fully shown on the map attached hereto as Exhibit A; that the  
City of Rock Hill has agreed to convey such tract to CPG  
Properties, LLC for the purpose of furthering economic development  
in the City of Rock Hill and to straighten a property line; that  
CPG Properties, LLC has agreed to purchase from the City of Rock  
Hill such tract for a purchase price of One (\$1.00) Dollar, plus  
Five Hundred (\$500.00) Dollars towards the City's administrative  
expenses associated with this matter. Such transfer shall be made  
by deed in a form to be approved by the City Attorney upon final

reading of this Ordinance. In addition, this transfer shall be subject to the following matters:

- A) CPG Properties, LLC shall pay all normal buyer expenses associated with the transaction.
- B) The property will be sold subject to recorded deed restrictions and that the conveyance is subject to all utility right of ways or easements on any portion of the property.
- C) The property will be sold by quit-claim deed.

SECTION 3. That sale of the above mentioned tract to CPG Properties, LLC for the consideration and terms set forth above.

SECTION 4. That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. That this Ordinance shall be and become finally binding immediately after same shall have received first and final readings, given in manner required by law.

DONE AND RATIFIED in Council assembled on this the \_\_\_\_ day  
of \_\_\_\_\_, 2011.

\_\_\_\_\_  
A. Douglas Echols, Jr., Mayor

\_\_\_\_\_  
Susie B. Hinton, Mayor Pro Tempore

\_\_\_\_\_  
John A. Black, III, Councilmember

\_\_\_\_\_  
Kathy S. Pender, Councilmember

\_\_\_\_\_  
James C. Reno, Jr., Councilmember

\_\_\_\_\_  
Osbey Roddey, Councilmember

\_\_\_\_\_  
Kevin H. Sutton, Councilmember

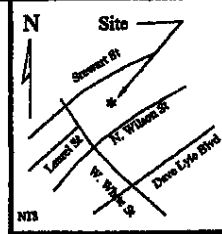
ATTEST:

\_\_\_\_\_  
Anne H. Poag  
Municipal Clerk

Exhibit "A"

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.

*William C. White Jr.*  
 WILLIAM C. WHITE JR. P.L.S. #11077

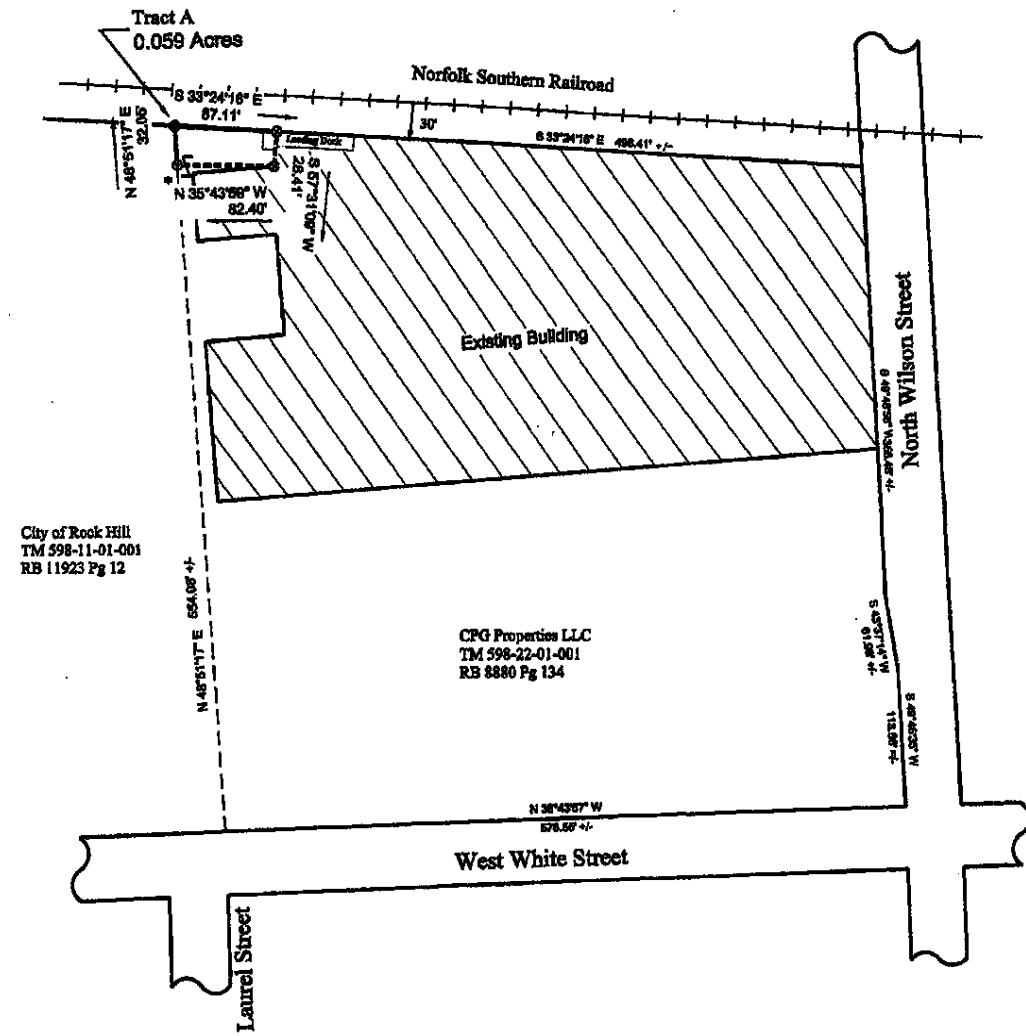


THIS BEING A PORTION OF THE PROPERTY SHOWN ON PLAT OF PROPERTY OF SPRINGS INDUSTRIES INC. PREPARED BY WHITE LAND SURVEYING AUGUST 23, 1989 AND REVISED SEPT. 13, 1989.

THIS IS A PORTION OF TM 598-11-01-001 AND IS TO BE COMBINED WITH TM 598-22-01-001

LEGEND

- ⊙ Old Monument - PK Nail
- New Monument - #6 Rebar w/ ID Cap
- +— Railroad
- ⊙ New Monument - Mag Nail



TRACT A TO BE CONVEYED FROM  
**CITY OF ROCK HILL**  
 TO  
**CPG PROPERTIES LLC**  
 ROCK HILL  
 SOUTH CAROLINA



WHITE LAND SURVEYING  
 P.O. BOX 685  
 421 E. BLACK STREET  
 ROCK HILL, S.C. 29730  
 803-327-9758

Job: 93032