

STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON )

**ORDINANCE OF THE TOWN OF  
LEXINGTON**

WHEREAS, a petition for annexation dated April 18, 2023 signed by Laban Chapell with Old Mill, LLC, owner of the property described therein was presented to the Town Council of the Town of Lexington; and

WHEREAS, the Town Council of the Town of Lexington has agreed to accept said petition and annex the area described therein unto the Town of Lexington pursuant to the terms of Section 5-3-150 of the Code of Laws of South Carolina 1976; and

WHEREAS, in accordance with Section §155.21.08 of the Zoning Ordinance of the Town of Lexington, the Town Council has received a recommendation from the Planning Commission that the parcel should be zoned General Commercial and;

WHEREAS, the Town Council of the Town of Lexington has determined that all legal requirements necessary to the annexation of the below described area have been fully complied with,

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF LEXINGTON as follows:

1. That the area herein below is hereby annexed to the Town of Lexington and the corporate limits of the Town of Lexington are hereby extended to include said area being described as follows:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION

**(Note: The precise portion of the property to be annexed is further described on the attached plat/drawing which is incorporated herein by reference.)**

**TMS No.                    005497-01-012**

**Street Address:        460 South Lake Drive, Lexington, SC**

Also included shall be all portions of any State or County street, road or right of Way which abuts or adjoins the above-described property.

2.        That pursuant to Section §155.15.08 of the Zoning Ordinance of the Town of Lexington, the parcel should be zoned General Commercial and;

3.        The Municipal Clerk shall publish notice of this annexation once in a newspaper of general circulation within the Town of Lexington.

4.        The Municipal Clerk shall notify and file with the Secretary of State, the State Department of Highways and Public Transportation, and the United States Department of Justice a copy of this Ordinance as notice and description of the new boundary of the Town of Lexington and is authorized to provide such agencies such additional documentation as may be required to fulfill any prerequisites for approval by said agencies.

ENACTED AND RATIFIED by the Town Council of the Town of Lexington,  
this 12<sup>th</sup> day of June 2023.

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\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
MUNICIPAL CLERK

FIRST READING: May 1, 2023  
SECOND READING: June 12, 2023  
PUBLIC HEARING: June 12, 2023

## EXHIBIT A

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, known and designated as parcel "A" containing approximately 58.05 acres located in and near the Town of Lexington, State of South Carolina, lying between S.C. Highway 6 and U.S. Highway 1, all as more fully shown on Plat of Survey made for Lexington Textile & Warehouse Corp. by William A. Whitworth, RLS, dated December 20, 1982, revised January 13, 1983, for plat, see Plat Book 190-G, page #143, plat #168, in the Office of the Register of Deeds for Lexington County, and having the boundaries and measurements as will be more fully shown there on, all measurements being a little more or less.

LESS & EXCEPT: 13.8915 acres conveyed to Ultima Holdings, LLC a Georgia Limited Liability Company, by deed dated March 4, 1998 and recorded on March 12, 1998 in Deed Book 4560 at Page 113 and shown on plat recorded as Slide 360 Plat 10, in the Office of the Register of Deeds for Lexington County.

LESS & EXCEPT: 6.948 acres conveyed to Old Mill, LLC by deed dated October 15, 2004 and recorded on October 20, 2004 in Deed Book 9648 at Page 244, in the Office of the Register of Deeds for Lexington County

LESS & EXCEPT: those certain lands shown on a plat by Larry W. Smith for Harllee & Sons Properties, LLP, filed in Plat Book 9418 page 122, as affected by Order of the Court entered in Case No. 83-CP-32-2622 against defendants T. O'Neal Hightower, Mary W. Rish, Vincent D. Egan, Jack W. Bouvy, Samuel George II.

Derivation: This being a portion of the same property conveyed to Old Mill Partnership, a South Carolina General Partnership by deed of Lexington Textile and Warehouse Corporation, a South Carolina Corporation dated January 19, 1983 and recorded on January 19, 1983 in Deed Book 557 at Page 123, in the Office of the Register of Deeds for Lexington County.

TMS # 005497-01-012

10/01/2017

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

THAT CERTAIN PARCEL OF LAND SITUATED IN LEXINGTON COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS PARCEL B-1A CONTAINING 5.1363 ACRES ON SUBDIVISION PLAT PREPARED FOR STOCKADE STORAGE, LLC BY STEADMAN & ASSOCIATES, INC. DATED JUNE 28, 2012, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LEXINGTON COUNTY IN PLAT BOOK 15599, PAGE 309.

AND BEING THE SAME PROPERTY AS SHOWN IN THE VESTING DEED FROM A-C DEVELOPMENT CLUB, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, TO STOCKADE STORAGE OF COLUMBIA, LLC, NOW KNOWN AS STOCKADE STORAGE, LLC, RECORDED IN DEED BOOK 6288, PAGE 193, RECORDS OF LEXINGTON COUNTY, SOUTH CAROLINA.

(FURTHER DESCRIBED AS)

THAT CERTAIN PARCEL OF LAND SITUATE IN LEXINGTON COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS PARCEL B-1A CONTAINING 5.1363 ACRES ON SUBDIVISION PLAT PREPARED FOR STOCKADE STORAGE, LLC BY STEADMAN & ASSOCIATES, INC. DATED JUNE 28, 2012, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LEXINGTON COUNTY IN PLAT BOOK 15599, PAGE 309, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AT THE SOUTHWESTERN MOST CORNER OF THE PROPERTY WHEREAT SAID PROPERTY CORNERS WITH PROPERTY OF A-C FINANCING, LLC, ALONG THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF ST. PETERS CHURCH ROAD AN APPROXIMATE DISTANCE OF 587.35 FEET FROM A REBAR AT THE NORTHERNMOST POINT ON THE SITE AREA FOR THE INTERSECTION OF THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF ST. PETERS CHURCH ROAD AND THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 378 AND RUNNING ALONG ST. PETERS CHURCH ROAD AS FOLLOWS: IN A CURVE HAVING A RADIUS OF 3,998.02 FEET, AN ARC DISTANCE OF 49.81 FEET, THE CHORD OF WHICH RUNS N01°15'20"W - 49.81 FEET TO A POINT; N01°09'08"W - 46.24 FEET TO A REBAR; THENCE DEPARTING THE SAID EASTERN MARGIN OF THE RIGHT OF WAY OF ST. PETERS CHURCH ROAD S83°45'17"E - 166.89 FEET; N01°02'23"W - 296.76 FEET; THENCE N01°28'12"W - 128.98'; THENCE TURNING AND RUNNING ALONG PROPERTY N/F NANCY L. WYLIE S73°15'40"E - 483.65 FEET TO A PINE STUMP; THENCE TURNING AND RUNNING ALONG PROPERTY N/F HAROLD O. THORNTON AS FOLLOWS: S05°57'46"W - 338.09 FEET TO AN OPEN TOP; S05°59'35"W - 93.06 FEET TO A REBAR; THENCE TURNING AND RUNNING ALONG PROPERTY OF A-C FINANCING, LLC N83°31'35"W - 574.45 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY AS SHOWN IN THE VESTING DEED FROM A-C DEVELOPMENT CLUB, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, TO STOCKADE STORAGE OF COLUMBIA, LLC, NOW KNOWN AS STOCKADE STORAGE, LLC, RECORDED IN DEED BOOK 6288, PAGE 193, RECORDS OF LEXINGTON COUNTY, SOUTH CAROLINA.

TMS # 004200-07-013