

RESOLUTION CALLING A PUBLIC HEARING FOR JANUARY 18, 2022 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 4417 AND A PORTION OF 4453 MCCONNELL ROAD – 169.40-
ACRES

WHEREAS, the owner of all the hereinafter-described property, which is non-contiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.1 (non-contiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 18th day of January, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4417 AND A PORTION OF 4453 MCCONNELL ROAD
– 169.40-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a ½” existing iron pipe in the northern right-of-way line of McConnell Road (NCSR #3072) marking the southwest corner of now or formerly William Foust a/k/a Jake Foust and wife Fannie Foust, as recorded in Deed Book 4418, Page 1128; thence N 81° 18’ 03” W 166.00 feet to a new iron pipe; thence along said right-of-way line on a curve to the right having a radius of 531.87 feet, a chord bearing and distance of N 78° 36’ 38” W 61.07 feet, and an arc length of 61.10 feet to an existing iron pipe; thence N 10° 05’ 38” E 470.90 feet to a ½” solid rod, having grid coordinates of Northing = 832,416.9551 feet and Easting = 1,804,479.7642 feet; thence S 71° 35’ 57” W 339.88 feet to a ½” solid rod in the eastern right-of-way line of McConnell Road; thence with said right-of-way line the following 14 courses and distances: 1) N 19° 02’ 36” W 271.45 feet to a new iron pipe; 2) on a curve to the right having a radius of 1,751.82 feet, a chord bearing and distance of N 15° 59’ 29” W 173.65 feet, and an arc length of 173.72 feet to a new iron pipe; 3) on a curve to the left having a radius of 1,074.71 feet, a chord bearing and distance of N 18° 55’ 25” W 209.70 feet and an arc length of 210.03 feet to a new iron pipe; 4) on a curve to the left having a radius of 1, 074.71 feet, a chord bearing and distance of N 28° 32’ 03” W 150.38 feet, and an arc length of 150.50 feet to a new iron pipe; 5) on a curve to the left having a radius of 544.70 feet, a chord bearing and distance of N 43° 38’ 26” W 197.04 feet, and an arc length of 198.13 feet to a new iron pipe; 6) on a curve to the left having a radius of 988.88 feet, a chord bearing and distance of N 55° 54’ 25” W 83.99 feet, and an arc length of 84.02 feet to a new iron pipe; 7) N 58° 17’ 05” W 206.69 feet to a new iron pipe; 8) on a curve to the right having a radius of 2,526.58 feet, a chord bearing and distance of N 56° 47’ 28” W 113. 28 feet, and an arc length of 113.29 feet to a new iron pipe; 9) on a curve to the right having a radius of 428.00 feet, a

chord bearing and distance of N 41° 44' 30" W 205.37 feet, and an arc length of 207.39 feet to a new iron pipe; 10) on a curve to the right having a radius of 1,526.96 feet, a chord bearing and distance of N 28° 20' 10" W 36.05 feet, and an arc length of 36.05 feet to a right-of-way monument; 11) N 78° 31' 06" E 19.60 feet to a new iron pipe; 12) N 24° 32' 30" West 77.40 feet to a point; 13) along a curve to the right having a radius of 1,290.00 feet, a chord bearing and distance of N 21° 11' 00" W 150.91 feet, and an arc length of 151.00 feet to a new iron pipe; and 14) along a curve to the right having a radius of 1,290.00 feet, a chord bearing and length of N 10° 31' 24" W 327.41 feet, and an arc length of 328.30 feet to a new iron pipe in the southern line of Steven C. Lowdermilk, as recorded in Deed Book 3452, Page 1441; thence with Lowdermilk's southern line N 80° 16' 49" E 481.50 feet to an angle iron having grid coordinates of Northing = 834,227.1477 feet and Easting 1,803,598.4544 feet, said iron being at Lowdermilk's southeast corner; thence with Lowdermilk's eastern line N 00° 39' 51" W 607.38 feet to a point; thence along the centerline of Beaver Creek and then along the centerline of Little Alamance Creek the following 45 courses and distances: (1) N 66° 27' 06" E 9.76 feet; (2) N 75° 32' 13" E 19.52 feet; (3) N 83° 37' 47" E 85.97 feet; (4) N 37° 20' 05" E 12.80 feet; (5) N 04° 10' 32" E 40.90 feet; (6) N 04° 24' 52" E 50.31 feet; (7) N 61° 45' 25" E 102.46 feet; (8) N 64° 53' 14" E 54.87 feet; (9) N 64° 53' 14" E 54.87 feet; (10) N 68° 43' 37" E 89.89 feet; (11) N 88° 17' 59" E 12.88 feet; (12) S 66° 09' 36" E 119.46 feet; (13) S 64° 08' 08" E 129.26 feet; (14) S 59° 00' 36" E 82.61 feet; (15) S 62° 15' 29" E 44.61 feet; (16) S 58° 40' 04" E 74.44; (17) S 48° 48' 32" E 70.57 feet; (18) S 47° 54' 49" E 174.01 feet; (19) S 52° 37' 52" E 86.95 feet; (20) S 67° 51' 29" E 42.47 feet; (21) S 82° 02' 02" E 50.66 feet; (22) N 56° 41' 09" E 24.67 feet; (23) N 23° 34' 54" E 57.98 feet; (24) N 40° 27' 06" E 41.26 feet; (25) N 44° 21' 27" E 56.98 feet; (26) N 58° 53' 48" E 56.34 feet; (27) N 72° 25' 26" E 83.79 feet; (28) N 73° 47' 21" E 75.34; (29) N 77° 30' 10" E 30.19 feet; (30) N 72° 13' 02" E 36.52 feet; (31) N 80° 54' 16" E 231.18 feet; (32) N 81° 31' 44" E 124.93 feet; (33) N 76° 44' 06" E 77.17 feet; (34) N 77° 04' 00" E 58.24 feet; (35) N 82° 31' 26" E 35.94 feet; (36) S 87° 36' 25" E 61.48 feet; (37) N 73° 30' 06" E 94.37 feet; (38) N 67° 34' 28" E 53.75 feet; (39) N 51° 11' 58" E 35.81 feet; (40) N 29° 15' 52" E 19.33 feet; (41) N 37° 07' 50" E 151.30; (42) N 44° 28' 44" E 92.90 feet; (43) N 52° 13' 44" E 78.33 feet; (44) N 62° 35' 15" E 73.48 feet; and (45) N 78° 00' 09" E 91.29 feet; thence S 05° 13' 42" E 34.97 feet to a 1/2" solid rod; thence S 05° 13' 42" E 1,830.79 feet to a 3/8" existing iron pipe at the northern terminus of Bardew Road, as recorded in Plat Book 46, Page 59; thence S 84° 32' 33" W 30.00 feet to a 3/8" existing iron pipe; thence with the western right-of-way line of said road the following 4 courses and distances: 1) S 05° 12' 26" E 566.37 feet to a 1/2" existing iron pipe; 2) along a curve to the right having a radius of 1,424.83 feet, a chord bearing and distance of S 01° 03' 32" E 209.35 feet, and an arc length of 209.54 feet to a 1/2" existing iron pipe; 3) along a curve to the left having a radius of 1,398.00 feet, a chord bearing and distance of S 01° 01' 05" E 202.00 feet, and an arc length of 202.18 feet to a 3/8" existing iron pipe having grid coordinates of Northing = 832,507.2910 feet and Easting 1,806,392.1524 feet; and 4) S 05° 14' 12" E 212.21 feet to a 3/8" existing iron pipe; thence with the northern right-of-way line of McConnell Road on a curve to the left having a radius of 1,003.85 feet, a chord bearing and distance of S 72° 30' 19" W 129.76 feet, and an arc length of 129.85 feet to a new iron pipe; thence continuing along McConnell Road on a curve to the left having a radius of 888.38 feet, a chord bearing and distance of S 61° 42' 18" W 211.64

feet, and an arc length of 212.14 feet to a new iron pipe; thence S 54° 45' 43" W 162.67 feet to a new iron pipe; thence N 13° 18' 39" E 71.65 feet to a stone; thence N 79° 34' 43" W 321.83 feet to a 3/8" existing iron pipe; thence N 79° 16' 58" W 75.64 feet to a 1/2" existing iron pipe; thence N 79° 56' 46" W 74.72 feet to a 1/2" existing iron pipe; thence N 79° 41' 09" W 74.90 feet to a 3/8" existing iron pipe; thence N 79° 37' 41" W 74.95 feet to a 3/8" existing iron pipe; thence N 79° 33' 20" W 74.01 feet to a 3/8" existing iron pipe; thence N 79° 36' 13" W 79.99 feet to a 3/8" existing iron pipe; thence N 79° 31' 55" W 100.09 feet to a 3/8" existing iron pipe; thence N 79° 38' 17" W 100.07 feet to a 3/8" existing iron pipe; thence N 79° 36' 14" W 142.81 feet to a 3/8" existing iron pipe; thence N 79° 35' 27" W 191.93 feet to a 1/2" solid rod; thence S 09° 20' 35" W 459.13 feet to a 1/2" existing iron pipe, the Point and Place of BEGINNING, having an area of 169.40 acres, more or less.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after January 18, 2022, the liability for municipal taxes for the 2021-2022 fiscal year shall be prorated on the basis of 5/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2022. Municipal ad valorem taxes for the 2022-2023 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That Tuesday, January 18, 2022 at 5:30 p.m. be fixed as the time and the meeting will be held virtually for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than January 8, 2022.