

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT A PORTION OF 1317, A PORTION OF 1511
PLEASANT RIDGE ROAD AND R-O-W – 27.4-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro city limits (as of March 31, 2022), said point being on the eastern line of Lot 29 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144, said point being located the following two (2) courses and distances from NGS Monument 523E-201 (said monument having NC State Plane NAD83 Values of North = 863,786.81 feet and East = 1,714,300.25 feet): 1) N 70° 59' 46" E 264.54 feet to an iron pipe found at the southeast corner of Lot 30 of said Map 1, and 2) N 00° 01' 39" E 203.40 feet; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern lines of Lots 29, 28, and 27 of said Map 1 N 00° 01' 39" E 344.96 feet to a computed point (0.42 feet from a bent iron pipe); thence with the eastern line of said Lot 27 N 30° 50' 51" W 78.75 feet to an iron pipe set; thence with the eastern lines of Lots 27, 26, 25, and 24 of said Map 1 and property of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 991.22 feet to an iron pipe found; thence with the southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner's property from the existing city limits in that direction) approximately 1,300 feet to a point in the existing city limits, said point being located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Lot 1 S 30° 05' 42" E approximately 230 feet to a corner in the exiting city limits; thence in a southwesterly direction with said city limits (being 200 feet north of and parallel to the former northern right-of-way line of Pleasant Ridge Road) approximately 1,700 feet to the intersection of the city limit line and the eastern line of Mercy Hill Church, as recorded in Deed Book 8561, Page 2631; thence with said city limits the following thirteen courses and distances: 1) S 22° 21' 20" W 312.78 feet to a point, 2) with a curve to the right having a radius of 766.88 feet and a chord bearing and distance of S 24° 16' 31" W 51.38 feet to a point, 3) S 26° 11' 17" W 54.17 feet to a point, 4) with a curve to the right having a radius of 769.83 feet and a chord bearing and distance of S 27° 50' 33" W 44.45 feet to a point, 5) S 29° 29' 48" W 19.35 feet to a point, 6) with a curve to the right having a radius of 802.99 feet and a chord bearing and distance of S 37° 17' 53" W 217.99 feet to a point, 7) S 45° 05' 58" W 9.53 feet to a point, 8) with a curve to the right having a radius of 80.83 feet and a chord bearing and distance of S 49° 17' 29" W 11.82 feet to a point, 9) with a curve to the right having a radius of 957.86 feet and a chord bearing and distance of S 56° 44' 12" W 108.72 feet to a point, 10) S 64° 16' 09" W 73.58 feet to a point, 11) with a curve to the right having a radius of 770.08 feet and a

chord bearing and distance of S 65° 06' 55" W 22.74 feet to a point, 12) S 65° 57' 41" W 24.76 feet to a point, and 13) S 65° 23' 14" W 179.90 feet to the point and place of beginning, and containing approximately 27.4 acres, of which approximately 19.410 acres is located outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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 June 21, 2022, the liability for municipal 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.