

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 5835 WEST GATE CITY BOULEVARD – 9.96-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, said point being a new iron rod on the southeast right-of-way line of W. Gate City Boulevard at the northwest corner of Goodwill Industries of Central North Carolina, Inc., as recorded at Deed Book 8296, Page 2243; thence with said right-of-way line with a curve to the right having a radius of 13,430.00 feet and a chord bearing and distance of N 34° 41' 27" E 100.98 feet to an existing iron pipe; thence with said right-of-way line with a curve to the right having a radius of 13,430.00 feet and a chord bearing and distance of N 34° 15' 58" E 100.66 feet to an existing iron pipe; thence with said right-of-way line in a northeasterly direction approximately 100 feet to a point on the existing Greensboro city limit line (as of February 28, 2022); THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a northwesterly direction across W. Gate City Boulevard approximately 140 feet to a point on the northwest right-of-way line of W. Gate City Boulevard; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS and running with the Greensboro-Jamestown Joint Annexation Agreement Line, which runs along said northwest right-of-way line, in a southwestwardly direction approximately 970 feet to a point lying 490 feet southwestward along said right-of-way line from the southwest line of Property of Ted Welborn, recorded at Plat Book 112, Page 97; thence in a southeastwardly direction, crossing W. Gate City Boulevard, approximately 140 feet to a right-of-way monument at the westernmost corner of said Goodwill Industries property, said monument being at the intersection of the southeast right-of-way line of W. Gate City Boulevard and the north right-of-way line of Queen Alice Road; thence with said north right-of-way line the following seven (7) courses and distances: 1) S 30° 48' 48" E 28.25 feet to a new iron rod, 2) S 31° 20' 36" E 88.03 feet to a right-of-way monument, 3) S 43° 06' 56" E 68.92 feet to a right-of-way monument, 4) with a curve to the left having a radius of 170.75 feet and a chord bearing and distance of S 65° 19' 08" E 127.79 feet to a right-of-way monument, 5) S 02° 18' 09" W 19.17 feet to a new iron rod, 6) with a curve to the left having a radius of 131.50 feet and a chord bearing and distance of N 73° 13' 50" E 54.01 feet to an existing iron pipe, and 7) with a curve to the right having a radius of 684.00 feet and a chord bearing and distance of N 74° 35' 08" E 217.85 feet to an existing iron pipe at the southeast corner of said Goodwill Industries property; thence with the west line of Lot 11 of Elsiewood, as recorded at Plat Book 7, Page 154, N 07° 11' 53" W 307.65 feet to a new iron rod; thence with the north lines of Lots 11 and 10 of Elsiewood S 85° 14' 09" E 257.65 feet to an existing iron rod; thence with the west line of Black Dogs, LLC, as recorded at Deed Book 8089, Page 330 N 01° 01' 17" E 257.01 feet to an existing iron rod at the northeast corner of said Goodwill Industries property, also being the southernmost corner of Prime Investment Partners, LLC, as recorded at Deed Book 8497, Page 1818; thence with the southwest line of Prime Investment Partners, LLC N 46° 09' 48" W 167.43 feet to an existing iron rod at the easternmost corner of Lot 1 of Prime Investment Partners, LLC, as recorded at Plat Book 185, Page 134; thence with the southeast line of said Lot 1 S 43° 02' 43" W 197.41

feet to a new iron rod at the southernmost corner of said Lot 1; thence with the southwest line of said Lot 1 N 47° 09' 29" W 186.58 feet to the point and place of BEGINNING, being all of said Goodwill Industries property and containing approximately 9.96 acres, of which approximately 6.64 acres lies outside street right-of-way. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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 May 23, 2022, the liability for municipal taxes for the 2021-2022 fiscal year shall be prorated on the basis of 1/12 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.