

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1691 GREENBOURNE DRIVE – 40.81-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 point in the existing Greensboro satellite city limit line (as of February 28, 2022), said point being the northwest corner of that 73.561-acre annexation described in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with the northern line of said annexation the following nine (9) courses and distances: 1) N 63° 41' 12" E 199.30 feet to a point, 2) N 76° 44' 56" E 257.25 feet to a point, 3) N 85° 15' 14" E 116.83 feet to a point, 4) N 79° 05' 38" E 172.22 feet to a point, 5) S 89° 04' 27" E 257.87 feet to a point, 6) S 57° 13' 16" E 160.39 feet to a point, 7) S 78° 15' 58" E 507.08 feet to a point, 8) S 63° 26' 45" E 181.73 feet to a point, and 9) S 88° 54' 42" E 216.47 feet to a point in the western right-of-way line of Greenbourne Drive, said point being the southeast corner of Lot 6 of Greenlea 68 Site, as recorded in Plat Book 206, Page 8; thence with said right-of-way line along a curve to the right having a radius of 330.00 feet approximately 60.82 feet to the southernmost corner of that 6.36-acre annexation described in Ordinance #20-069; thence N 63° 28' 01" W 85.28 feet to a point; thence with a curve to the right having a radius of 298.00 feet and a chord bearing and distance of N 41° 57' 00" W 218.60 feet to a point; thence N 20° 26' 00" W 194.50 feet to a point; thence N 69° 34' 00" E 60.00 feet to a point; thence S 20° 26' 00" E 60.13 feet to a point; thence N 69° 20' 48" E 242.00 feet to a point; thence N 20° 26' 00" W 215.00 feet to a point; thence N 69° 34' 00" E 70.00 feet to a point in the western right-of-way line of NC Highway 68 North; thence in a northeasterly direction, crossing said highway, approximately 280 feet to a 5/8" rebar on the eastern right-of-way line of said highway; thence with a curve to the left having a radius of 11,590.00 feet and a chord bearing and distance of N 20° 46' 29" W 142.97 feet to an existing iron rod; thence continuing in a northerly direction with said right-of-way line approximately 304.50 feet to a point, said point being the southeast corner of that 105-acre annexation described in Ordinance #19-54; thence in a westerly direction across said highway approximately 300 feet to an iron pipe set at the intersection of the western right-of-way line of said highway and the northern right-of-way line of Leabourne Road, being the southeast corner of Lot 1 of Guilford Technical Community College (Northwest Campus), as recorded in Plat Book 180, Page 32; thence with said northern right-of-way line the following three (3) courses and distances: 1) S 71° 56' 22" W 30.29 feet to an IPS, 2) N 89° 00' 00" W 436.08 feet to an IPS, and 3) S 80° 51' 00" W 84.36 feet to an IPS in the eastern line of property of Verna Poyner, as recorded in Deed Book 4077, Page 1798; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction with said northern right-of-way line approximately 133 feet to a point in Poyner's western property line; thence continuing in a westerly direction with said right-of-way line approximately 130 feet to an IPS in said northern right-of-way line, said point being in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said right-of-way line the following four (4) courses and distances: 1) S 65° 43' 27" W 30.00 feet to an IPS, 2) with a curve to

the left having a radius of 790.00 feet and a chord bearing and distance of S 47° 18' 15" W 291.72 feet to an IPS, 3) S 37° 48' 18" W 42.84 feet to a point, and 4) S 37° 48' 18" W 196.85 feet to the northeast corner of Duke Power Company, as recorded in Deed Book 3588, Page 1919; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southeasterly direction, crossing Leabourne Road, approximately 60 feet to an existing iron rod on the southeastern right-of-way line of said road; thence with said right-of-way line with a curve to the right having a radius of 1,680.00 feet and a chord bearing and distance of S 46° 45' 19" W 499.54 feet to an existing iron rod; thence with said right-of-way line S 55° 18' 19" W 439.08 feet to a point in the center of a creek, said point being the northwest corner of said Lot 6; thence with said creek the following nine (9) courses and distances: 1) S 57° 57' 52" E 42.92 feet to a point, 2) S 66° 44' 28" E 21.25 feet to a point, 3) S 86° 52' 45" E 16.64 feet to a point, 4) N 65° 00' 09" E 21.00 feet to a point, 5) S 67° 59' 51" E 32.00 feet to a point, 6) S 21° 50' 57" E 6.61 feet to a point, 7) S 10° 00' 09" W 8.00 feet to a point, 8) S 00° 00' 09" W 15.00 feet to a point, and 9) S 51° 59' 51" E 24.69 feet to the point and place of BEGINNING, containing approximately 40.81 acres, of which approximately 34.168 acres lies outside of street right-of-way. The plats and deeds 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.