

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 231 RITTERS LAKE, 151 WOLFETRAIL ROAD, AND
155-ZZ WOLFETRAIL ROAD – 36.44-ACRES)

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

BEGINNING at an existing iron pin in the existing Greensboro city limit line (as of May 31, 2022), said point being the southwest corner of that annexation approved in Ordinance No. 14-054, said point also being the northwest corner of Exclusion Map for South Elm Baptist Church, as recorded in Plat Book 193, Page 33; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said Church, also being the eastern right-of-way line of Cranford Road, as shown on Property of Roy E. Cranford & Margaret E. Cranford, as recorded in Plat Book 59, Page 86, S 03°03'30" W 662.28 feet to an existing iron pin in the northern right-of-way line of Ritters Lake Road (NCSR 3325); thence with the projection of said western line S 03°03'30" W approximately 30 feet to a point in the existing Greensboro satellite city limit line, said point being in the centerline of Ritters Lake Road; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction along said centerline approximately 1,290 feet to its intersection with the southwardly projection of the eastern line of Lot 2 of Wolfe Trail's, as recorded in Plat Book 206, Page 33; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 08°01'44" W approximately 30 feet to an existing iron pipe at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 1 of said subdivision N 08°01'44" W 565.17 feet to an existing iron pipe in the eastern line of said Lot 1; thence with said eastern line N 08°18'39" E 243.04 feet to an existing iron pipe at the northeast corner of said Lot 1; thence with the southern line of Hien T. Do and Son N. Pham, as recorded in Deed Book 7864, Page 2045, the following ten (10) courses and distances: 1) N 89°01'03" E 99.98 feet to a 5/8" existing iron pipe, 2) N 63°29'12" E 99.88 feet to a 5/8" existing iron pipe, 3) S 57°18'15" E 202.77 feet to a 1/2" existing iron rod, 4) N 12°25'06" E 147.44 feet to a calculated point, 5) N 20°45'18" W 52.93 feet to a 5/8" existing iron rod, 6) N 16°16'05" W 40.54 feet to a 1/2" existing iron rod, 7) N 42°56'50" E 28.50 feet to a 1/2" existing iron rod, 8) N 13°05'18" E 55.67 feet to a 1/2" existing iron rod, 9) N 00°36'33" E 36.40 feet to a 1/2" existing iron rod, and 10) N 02°58'00" W 182.94 feet to a 1/2" existing iron pipe in the southern line of Charlie R. and Mary E. Gilbreath, as recorded in Deed Book 1922, Page 606; thence with said southern line S 87°31'11" E 707.91 feet to a 1/2" existing iron pipe at the northwest corner of Lot 1 of said Cranford plat; thence with the western line of said Lot 1 S 03°28'48" W 363.11 feet to the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 86°59'50" E 275.00 feet to the southeast corner of said Lot 1, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern right-of-way line of Cranford Road S 01°35'04" W approximately 452.33 feet to the point and place of BEGINNING, containing approximately 36.44 acres, including area in street right-of-way. All 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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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.