

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4329-4399 BURLINGTON ROAD AND 203-229
WILLOWLAKE ROAD – 56.2 -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 limit line (as of June 30, 2022), said point being the northwest corner of that annexation approved by Ordinance #15-031, said point also being in the roadbed of Willowlake Road (NCSR No. 2828); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 45' 00" W 179.56 feet to a point in said roadbed; thence S 03° 17' 00" E 503.80 feet to a point in said roadbed; thence S 03° 15' 00" E 373.95 feet to a point in said roadbed; thence S 01° 23' 30" E 287.78 feet to a point in said roadbed, said point being the southwest corner of said annexation and also the northwest corner of a separate annexation approved by Ordinance #19-110; THENCE CONTINUING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 40 feet to a point on the northern right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction along said northern right-of-way line approximately 100 feet to a new iron rebar set in said northern right-of-way line; thence with said right-of-way line the following 6 courses and distances: 1) S 84° 54' 05" W 89.14 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6429, Page 2391, 2) S 78° 13' 00" W 99.25 feet to a new iron rebar, 3) S 71° 42' 39" W 104.39 feet to a new iron rebar, 4) S 64° 22' 58" W 103.46 feet to a new iron rebar, 5) S 59° 38' 31" W 137.45 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6444, Page 661, and 6) S 58° 25' 02" W 424.90 feet to a new iron rebar in the east line of Raul M. Aburto and Irinea A. Molina, as recorded in Deed Book 7972, Page 186; thence with said east line N 31° 01' 58" W 170.00 feet to an existing iron pipe at Aburto and Molina's northeast corner; thence with Aburto and Molina's north line S 61° 16' 18" W 24.94 feet to a computed point; thence continuing with said north line S 58° 34' 55" W 100.00 feet to the northeast corner of G. A. and Shirley Rosson, as recorded in Deed Book 3115, Page 829; thence with Rosson's north line of S 64° 20' 16" W 105.36 feet to an existing iron pipe; thence continuing with said line S 58° 13' 37" W 11.89 feet to the northeast corner of that annexation approved by Ordinance #12-128; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 61° 57' W 169.0 feet to the northeast corner of Julie E. and Nadine H. Allen, as recorded in Deed Book 8046, Page 585; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Allen's north line S 57° 18' 12" W 127.51 feet to the southwest corner of Lot 2 of Mary D. Waite & Hattie D. Sears, as recorded in Plat Book 93, Page 148; thence with the west line of said Lot 2 N 01° 01' 01" E approximately 26 feet to the southeast corner of Tract III of Jim Allen, Inc., as recorded in Deed Book 8589, Page 1364; thence with the east line of said Tract III N 00° 55' 34" E 474.25 feet to an existing iron pin; thence continuing with said line N 01° 01' 25" E 9.18 feet to a new iron pipe in the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the west line of said Lot 2 N 01° 01' 25" E 649.28

feet to an existing iron pin found at the southwest corner of Lot 1 of Mary D. Waite and Hattie D. Sears; thence with the west line of said Lot 1 the following 3 courses and distances: 1) N 01° 01' 05" E 211.38 feet to an existing iron pin found, 2) N 01° 01' 35" E 200.50 feet to an existing iron pin found, and 3) N 01° 01' 25" E 207.79 feet to an existing iron pin found at the northwest corner of said Lot 1; thence with the north line of said Lot 1 S 87° 47' 21" E 98.69 feet to the southwest corner of Donna M. and Robert A. Sanders, as recorded in Deed Book 8100, Page 1966; thence with Sanders' west line N 03° 43' 22" E 282.34 feet to the northwest corner of Sanders; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Sanders' north line S 89° 54' 37" E 1,211.23 feet to a new iron rebar in the roadbed of Willowlake Road; thence S 01° 57' 44" E approximately 130 feet to the point and place of BEGINNING, and containing approximately 56.2 acres. 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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.