

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 4000 PRESBYTERIAN ROAD – 38.3-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 March 31, 2022), said point being on the southern line of that 188.2-acre annexation described in Ordinance #20-053, said point being located on the northern right-of-way line of Presbyterian Road (NCSR #3330) 25.0 feet westwardly along said right-of-way line from the western line of Jeff Swanson, as recorded in Deed Book 5093, Page 614; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS eastwardly with said northern right-of-way line 25.0 feet to Swanson's western line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 290 feet to a point in Swanson's eastern line, said point being in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said northern right-of-way line approximately 410 feet to the western line of John B. Elkins, as recorded in Deed Book 7998, Page 2999; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 230 feet to a point in the southern line of Elkins; thence with said southern line S 49° 04' 09" E approximately 70 feet to a point in the western line of Lot 14 of Hobbs Property, as recorded in Plat Book 26, Page 88; thence with said western line S 03° 18' 45" W 5.69 feet to the southwest corner of said Lot 14; thence with the southwestern line of said Lot 14 the following three (3) courses and distances: 1) S 52° 47' 15" E 164.63 feet to a point, 2) S 67° 59' 15" E 108.43 feet to a point, and 3) S 00° 52' 15" E 64.00 feet to a point in the northern right-of-way line of Millpoint Road; thence S 20° 29' 45" W 29.16 feet to a point in the centerline of said road; thence with said centerline the following six (6) courses and distances: 1) S 58° 08' 04" E 138.95 feet to a point, 2) S 58° 07' 19" E 146.46 feet to a point, 3) S 58° 08' 58" E 114.23 feet to a point, 4) S 58° 44' 37" E 104.69 feet to a point, 5) S 62° 20' 03" E 105.03 feet to a point, and 6) S 68° 45' 26" E 47.33 feet to a corner with Dennis J. and Karen M. Reitinger, as recorded in Deed Book 3774, Page 521; thence with Reitinger's northern and western lines the following seven (7) courses and distances: 1) S 00° 06' 00" W 98.87 feet to a point, 2) S 59° 21' 02" W 33.26 feet to a point, 3) N 82° 46' 04" W 165.52 feet to a point, 4) N 61° 42' 14" W 131.48 feet to a point, 5) N 51° 20' 14" W 51.94 feet to a point, 6) S 05° 51' 38" E 211.68 feet to a point, and 7) S 06° 38' 04" E 550.02 feet to Reitinger's southwest corner; thence with the northern line of Alamance Fire District, Inc. the following three (3) courses and distances: 1) N 85° 54' 12" W 271.83 feet to a point, 2) S 04° 27' 22" E 23.22 feet to a point, and 3) N 82° 56' 03" W 247.21 feet to a point in the centerline of Presbyterian Road; thence with said centerline N 03° 42' 47" W 252.98 feet to its intersection with the eastwardly projection of the northern right-of-way line of Foust Road; thence with said projection and said northern right-of-way line the following two (2) courses and distances: 1) N 84° 12' 00" W 266.05 feet to a point, and 2) N 84° 19' 34" W 526.19 feet to its intersection with the eastern right-of-way line of West Green

Court; thence with said eastern right-of-way line the following three (3) courses and distances: 1) N 02° 28' 34" E 110.19 feet to a point, 2) N 01° 59' 54" E 78.09 feet to a point, and 3) N 02° 19' 31" E 478.97 feet to a point; thence with the northern terminus of North Green Court and the northern line of Lot 32 of Property of J. W. Hobbs, as recorded in Plat Book 24, Page 54, N 88° 59' 03" W 315.16 feet to a point in the eastern line of Alamance Forest, as recorded in Plat Book 23, Page 81; thence with said eastern line N 03° 09' 35" E 101.10 feet to the southernmost corner of Kevin J. Smith and Jessica Coble, as recorded in Deed Book 8570, Page 1269; thence with Smith and Coble's southern and eastern lines the following four (4) courses and distances: 1) N 75° 22' 16" E 48.34 feet to a point, 2) N 23° 48' 05" E 139.69 feet to a point, 3) N 49° 36' 59" E 57.48 feet to a point, and 4) N 03° 09' 35" E 282.09 feet to a point in the centerline of Presbyterian Road; thence in a northerly direction approximately 30 feet to the point and place of BEGINNING, containing approximately 38.3 acres. 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 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.