

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 5270 AND 5274 NORTH CHURCH STREET – 6.558-  
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 September 30, 2022), said point being a found iron pipe at the southwest corner of Lot 1 of Susan N. Teague Property, as recorded in Plat Book 129, Page 90, said point also being on the east right-of-way line of N. Church Street (NCSR #1001) and on the north line of that annexation shown on City of Greensboro Annexation Drawing D-2783 (effective on August 31, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the south lines of Lots 1 and 2 on said plat S 89° 02' 30" E 327.01 feet to the northeast corner of said annexation; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and continuing with the south line of said Lot 2 S 89° 02' 30" E 596.78 feet to a found iron pipe at the southeast corner of said Lot 2, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the east line of said Lot 2 N 04° 39' 30" W 291.68 feet to a found iron pipe; thence with the northeast line of said Lot 2 N 68° 57' 40" W 251.57 feet to a found iron pipe at the northernmost corner of said Lot 2; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north lines of said Lots 2 and 1, also being the south lines of Lots 2 and 1 of Parks H. Norman, Jr. Edna B. Norman, as recorded in Plat Book 136, Page 1, S 77° 37' 40" W 758.91 feet to a found iron pipe at the northwest corner of said Lot 1; thence with the east right-of-way line of N. Church Street with a curve to the left having a radius of 623.42 feet and a chord bearing and distance of S 19° 03' 00" E 73.31 feet to a point; thence continuing with said east right-of-way line S 21° 19' 20" E 143.49 feet to the point and place of BEGINNING, being all of Lots 1 and 2 of Susan N. Teague Property, and containing approximately 6.558 acres. All plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

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 December 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 6/12 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.