

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT A PORTION OF 2401 MINORWOOD ROAD – 7.87-
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 in the eastern line of Lot 1 of Phase 1 of Evangel Word Ministries Inc., as recorded in Plat Book 145, Page 109, and in the northern right-of-way line of East Cone Boulevard as shown on City of Greensboro Engineering Drawing G-966-A; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along numbered lines and curves as shown on City of Greensboro Engineering Drawings G-966-A, East Cone Blvd. Extension, (C13) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S88°59'21"E 423.96 feet to a point; thence (L80) N17°12'12"W 22.08 feet to a point; thence (L81) N72°47'48"E 20.00 feet to a point; thence (L82) S17°12'12"E 29.52 feet to a point; thence (C11) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S86°37'04"E 12.50 feet to a point; thence (L83) N17°12'12"W 33.92 feet to a point; thence (L66) N72°47'48"E 15.11 feet to a point; thence (L65) N72°47'48"E 21.89 feet to a point; thence (L84) S17°12'12"E 48.00 feet to a point; thence (C9) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S84°47'34"E 277.11 feet to a new iron pipe; thence (L59) N16°17'36"E 54.13 feet to a point in the eastern line of Evangel Fellowship Word Ministries Inc., as recorded in Deed Book 4962, Page 434, also being the western line of Richard L. Tutterow, as recorded in Deed Book 2479, Page 784; thence with Tutterow's western line SN17°11'34"E 375.26 feet to an existing iron pipe at Tutterow's northwest corner, said pipe being in the center of a gravel road; thence N76°43'07"W 57.31 feet to an existing iron pipe at the southeast corner of Lot 1 of Karl Boyce, Jr. Kimberly M. Boyce, recorded in Plat Book 112, Page 46; thence with the southern line of said Lot 1 S83°21'42"W 132.95 feet to an existing iron pipe at the southwest corner of said Lot 1; thence with the western line of said Lot 1 N3°33'05"E 93.39 feet to an existing iron pipe; thence continuing with said line N3°28'28"E 108.12 feet to an existing iron pipe at the northeast corner of Evangel Fellowship Word Ministries Inc., as recorded in Deed Book 4962, Page 459; thence with the north line of said property N88°54'01"W 60.03 feet to an existing iron pipe; thence N89°01'01"W 59.93 feet to an existing iron pipe; thence N88°45'13"W 60.04 feet to an existing iron pipe; thence N88°48'13"W 59.97 feet to an existing iron pipe; thence N88°54'14"W 190.13 feet to an existing iron pipe; thence N88°50'43"W approximately 60 feet to the southeast corner of Lot 68b of North Parkview Subdivision (unrecorded), a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction with the straight-line projection of the eastern line of said Lot 68b 370 feet to a point; thence, after turning an angle of 76° toward the west, in a southwesterly direction approximately 280 feet to the centerline of a stream; thence with the centerline of said stream in a southerly direction approximately 240 feet to the point and place of BEGINNING, and containing approximately 7.87 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 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.