

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
PROPERTY LOCATED AT 3923 AND 3929 PRESBYTERIAN ROAD  
(FORMERLY 3820-Y AND 5006 EAST LEE STREET – 17.37-ACRES)

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

TRACT 1

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2022), said point being at a 1" iron pipe found with a nail at base, having NC grid coordinates NAD83(2011) of Northing 830,801.01 feet, Easting 1,789,458.62 feet; said point being an eastern corner of now or formerly Tammie Andrews Nichols, Amy Elizabeth Andrews, and Larry Todd Andrews, as recorded in Deed Book 4056, Page 1073, said point also being a corner designated as "P.O.B." on Greensboro Annexation Drawing D-3253; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western property lines of Greensboro Land Development Partners OZ II, LLC, as recorded in Deed Book 8630, Page 1632, the following three (3) courses and distances: 1) S 01° 09' 48" W 204.58 feet to a ½" square iron pipe found, 2) N 83° 44' 18" W 519.62 feet to an axle found, and 3) S 00° 12' 10" W 711.01 feet to a point at or near the centerline of Alamance Creek; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern property lines of now or formerly Gary Lee Trull, as recorded in Deed Book 8578, Page 739, the following three (3) courses and distances: 1) N 67° 41' 52" W 100.94 feet to a point, 2) S 79° 42' 46" W 103.54 feet to a point, and 3) S 67° 01' 15" W 13.21 feet to a point in an eastern property line of now or formerly David William Jobe, as recorded in Deed Book 7953, Page 928; thence with the eastern property lines of said Jobe the following three (3) courses and distances: 1) N 01° 12' 24" E 717.24 feet to a stone found with an iron rod witness, 2) N 88° 01' 19" W 340.56 feet to a #4 rebar found in a rock pile, and 3) N 01° 53' 53" E 61.69 feet to a #4 rebar found on the southern right-of-way line of Interstate 85, a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 77° 09' 01" E 105.52 feet to a ¾" iron pipe found, 2) N 78° 36' 50" E 271.56 feet to a ¾" iron pipe found, 3) N 80° 17' 39" E 160.12 feet to a ¾" iron pipe found, 4) N 81° 19' 25" E 152.52 feet to a ¾" iron pipe found, 5) N 82° 48' 27" E 141.28 feet to a ¾" iron pipe found, 6) N 84° 24' 24" E 239.27 feet to a #4 rebar found, 7) N 85° 18' 02" E 294.98 feet to a disk found, and 8) N 85° 46' 30" E 259.37 feet to a ¾" iron pipe found; thence S 01° 09' 41" W 145.04 feet to a ¾" iron pipe found; thence S 88° 41' 16" W 552.02 feet to the point and place of BEGINNING, containing approximately 9.58 acres.

TRACT 2

Beginning at a point in the existing Greensboro corporate limits (as of December 31, 2022), said point being the southeastern corner of now or formerly North Carolina Department of Transportation, as recorded in Deed Book 4589, Page 1300; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern line said

property N 01° 03' 38" E 155.75 feet to a ¾" iron pipe found on the southern right-of-way line of Interstate 85; thence with said right-of-way line the following two (2) courses and distances: 1) N 85° 46' 30" E 1,785.33 feet to a disk found, and 2) N 85° 46' 22" E 139.04 feet to a ¾" iron pipe set at a northeastern corner of Greensboro Land Development Partners OZ II, LLC, as recorded in Deed Book 8630, Page 1632; thence with the northern property lines of said property the following ten (10) courses and distances: 1) S 52° 41' 27" W 288.60 feet to a point, 2) N 49° 44' 03" W 29.55 feet to a point, 3) N 74° 54' 29" W 40.25 feet to a point, 4) S 58° 54' 28" W 22.07 feet to a point, 5) S 44° 47' 11" W 77.30 feet to a point, 6) S 16° 58' 14" W 52.88 feet to a point, 7) S 88° 41' 16" W 590.22 feet to a ¾" iron pipe set, 8) N 21° 57' 22" W 25.52 feet to a ¾" iron pipe set, 9) S 77° 00' 16" W 117.95 feet to a ¾" iron pipe set, and 10) S 88° 41' 16" W 827.96 feet to a ¾" iron pipe found at the point and place of BEGINNING, containing approximately 7.79 acres.

The total area of the two tracts is approximately 17.37 acres.

All deeds 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 February 21, 2023, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 4/12 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.