



GREENSBORO ANNEXATION PETITION

Date 2-1-2023

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☐ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☒ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Martin Green 146 Stokely Dr Wilmington, NC 28403	No	Martin Green
2.	Lou Green 146 Stokely Dr Wilmington, NC 28403	No	Lou Green
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

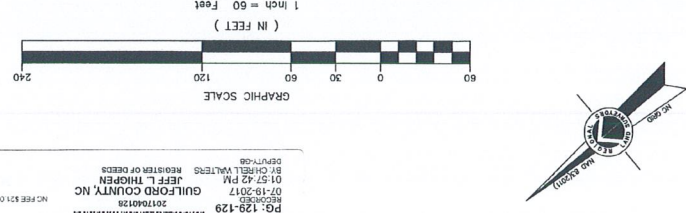
Date Received: 2/3/23 Received By: L. Carter

ANNEXATION BOUNDARY
5005 HIGH POINT ROAD

BEGINNING at a 1/2" iron pipe set in the southeastern right-of-way line of High Point Road (SR 4121) at the northern corner of Lot 2 of Valley Brook Technical Center, recorded at Plat Book 194, Page 129; thence with the northeastern line of said Lot 2 S 54° 22' 36" E 415.58 feet to a T-bar found at the eastern corner of said Lot 2; thence with the southeastern line of said lot S 37° 32' 01" W 162.11 feet to a 1/2" iron pipe set at the southern corner of said lot; thence with the southwestern line of said lot N 54° 22' 36" W 406.06 feet to a 1/2" iron pipe set at the western corner of said lot, being a point on the southeastern right-of-way line of High Point Road; thence with said right-of-way line N 34° 10' 33" E 50.93 feet to #4 rebar found; thence with said right-of-way line N 34° 09' 58" E 111.14 feet to the point and place of BEGINNING, being all of said Lot 2 and containing approximately 1.528 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

NOTES:

1. SITE IS: WATERY BROOK, LLC. PARCEL NUMBER: 014146. DEED BOOK 4526, PAGE 1700
2. LOT 1 AND 17, PLAT BOOK 131, PAGE 13 AS RECORDED IN THE GULFPORT COUNTY REGISTER
3. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
4. INFORMATION SHOWN HEREIN IS FROM DEED FILED DATA COLLECTED JUNE -10-15, 2016
5. TOTAL AREA: 6.628 ACRES
6. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE OBTAINED FROM DIRECT PL
7. OBSERVATION PERFORMED ON JUNE 10, 2016
8. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE COMMUNITY PANEL NO. 1371072400, PAGE 18, 2007.
9. ZONING: CU--00-M CASE NUMBER 14--97
10. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE COMPLETED
11. OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION BY THE GOVERNMENTAL
12. DETERMINATION FOR PRO INSPECTIONS AND MAINTENANCE ENFORCEMENT.
13. (BLANKET ASSESSMENT)
14. NO LIT SEARCH WAS PERFORMED FOR THIS SURVEY.
15. DEPARTMENT OF TRANSPORTATION PLAT N-222448 AS SHOWN IN PLAT BOOK 131, PAGE 13 AND 14, AND DEED BOOK 5612, PAGE 946 AS OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERMANENT WEI DETENTION TANK AND PER DEED BOOK 4526, PAGE 1700 FOR THE LOWER RAINY RIVER WATERSHED PROTECTION ENFORCEMENT.



OWNER/DEVELOPER
VALLEY BROOK LLC
3708 WALDENBROOK ROAD
GREENSBORO, NC 27207
CONTACT: MARTIN GREENE
(336) 854-2948
(336) 327-4358

North Carolina - Guilford County
The certificate (s) of _____

020522

Frank A. Henderson Jr.

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC

04/14/1997
1 DEEDS
2 DEEDS ADDN PGS
1 PROBATE FEE
1 EXCISE TAX STAMP

29522
\$6.00
\$4.00
\$2.00
\$650.00

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

Katherine Lee Payne
Assistant/Deputy Register of Deeds

BOOK: 4526
PAGE (S): 1700 TO 1702

04/14/1997 14:34:51

Excise Tax \$650.00

Tax Lot No. _____

Verified by _____

by _____

County



04/14/1997

650.00
Real Estate
Excise Tax
Guilford County

Mail after recording to _____

This instrument was prepared by Robert G. Griffin

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of April, 1997, by and between

GRANTOR

GRANTEE

GUILFORD REALTY & INSURANCE COMPANY

VALLEY BROOK, LLC
PO BOX 38
JAMESTOWN, NC 27282

4000 Piedmont Parkway
Suite 210
High Point, NC 27265

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in ~~the~~ Jamestown and Summer Township, Guilford County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

001700

PU Malbury 6718

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Flat Book

page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to encumbrances, restrictions, easements, and rights-of-way of record, visible upon the premises or known to Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its board of directors, the day and year first above written.

GUILFORD REALTY & INSURANCE COMPANY
(Corporate Name)

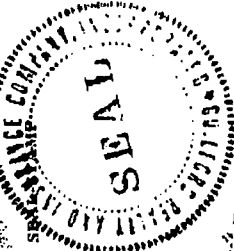
By: T. Mark Burr

Vice President

ATTEST: Linda F. Fields

Assistant

Secretary (Corporate Seal)



NORTH CAROLINA, Guilford

County.

I, a Notary Public of the County and State aforesaid, certify that

T. Mark Burr

SUSIE M. FARGIS
NOTARY PUBLIC

personally appeared before me this day and acknowledged the execution of the foregoing instrument was signed in its name by its hand and official stamp or seal, this 14 day of April

My commission expires: 10-3-2001

Commission Expires 97

Notary Public

SEAL-STAMP

NORTH CAROLINA, Guilford

County.

I, a Notary Public of the County and State aforesaid, certify that Linda F. Fields

personally came before me this day and acknowledged that She is Assistant

Secretary of

Guilford Realty & Insurance Company

Secretary of

and as the act of the corporation, the foregoing instrument was signed in its name by its Vice

FRANK J. ANDERSON, JR.
NOTARY PUBLIC

GUILFORD COUNTY, N.C.

Assistant

Secretary.

Commission Expires Dec. 13, 1997

My commission expires: 10-3-2001

Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR

COUNTY

Deputy/Assistant - Register of Deeds

By

EXHIBIT A

Lying and being in Sumner and Jamestown Townships, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of the 100-foot right of way of US 29-70, also known as High Point Road, said pipe being located South 28° 27' 19" West 273.2 feet from the centerline intersection of the 100-foot right of way of High Point Road and the 50-foot right of way of Roland Road, said pipe also being located South 58° 41' 41" West 3,926.01 feet (Grid Factor=0.999926843) from NCGS monumentation #U-2412-19: NAD 83, and said pipe marking a common corner between the property of (now or formerly) William and Phyllis Ryals (see Deed Book 3129, Page 86) and (now or formerly) Guilford Realty (see Deed Book 923, Page 416) and running thence from said BEGINNING point along the common line between Ryals and Guilford Realty South 54° 22' 36" East 394.97 feet to an existing iron pipe in the west line of Woodland Acres as shown on Plat Book 20, Page 4; thence along the west lines of Woodland Acres and (now or formerly) Midway Properties (see Deed Book 3536, Page 1616, Book 3625, Page 1198, Book 4088, Page 67 and Book 4216, Page 199) and the east line of (now or formerly) Guilford Realty (see Deed Book 923, Page 416, Book 945, Page 602, Book 923, Page 41, Book 961, Page 282 and Book 895, Page 275) South 37° 32' 01" West 885.00 feet, crossing over two existing iron pipes at unknown distances, to an existing iron pipe marking a corner of the property of (now or formerly) Jefferson Pilot Life; thence along the common line between Guilford Realty (see Deed Book 895, Page 275) and Jefferson Pilot Life North 50° 55' 16" West 331.06 feet to an existing iron pipe in the eastern margin of High Point Road; thence along the eastern margin of High Point the following three calls: along a curve to the left having a radius of 1,720.90 feet, an arc length of 272.51 feet and a chord bearing and distance of North 36° 03' 02" East 272.22 feet to a new iron pipe, North 31° 29' 01" East 418.66 feet to a new iron pipe, and along a curve to the right having a radius of 2,673.70 feet, an arc length of 174.93 feet and a chord bearing and distance of North 33° 23' 18" East 174.90 feet to the point of BEGINNING, containing 7.161 acres, and being further shown on a survey for Computer Results, dated March 26, 1997 by Regional Land Surveyors, Inc.