

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 511 KALLAMDALE ROAD – 5.64-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 corporate limits (as of December 31, 2022), said point being in the northern right-of-way line of Kallamdale Road (NCSR # 3456), said point also being a corner on City of Greensboro Annexation Drawing D-3248; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line N 84° 58' 20" E 460.00 feet to a point; thence in a southerly direction approximately 60 feet (right-of-way width varies) to the northeast corner of Lot 2 of Property of Robert Layton, as recorded in Plat Book 83, Page 41; thence with the eastern line of said Lot 2 S 00° 16' 19" E 494.45 feet to the southeast corner of said Lot 2, also being the southeast corner of Lot 2A of Exempt Plat for: Trinity Housing Development, LLC, as recorded in Plat Book 210, Page 6; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of said Lot 2A the following three (3) courses and distances: 1) N 85° 12' 30" W 210.97 feet to a ½" existing iron pipe, 2) N 85° 37' 53" W 25.13 feet to a ½" existing iron pipe, and 3) N 85° 09' 35" W 236.56 feet to a ½" existing iron pipe at the southwest corner of said Lot 2A; thence with the western line of said Lot 2A N 01° 04' 13" W 411.39 feet to an axle at the northwest corner of said Lot 2A; thence in a northerly direction, crossing Kallamdale Road, approximately 67 feet to the point and place of BEGINNING, containing approximately 5.64 acres, of which 4.837 acres are outside of street right-of-way. All 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 March 21, 2023, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 3/12 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.