

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 6450 AND 6454 US HIGHWAY 29 – 39.2-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 the northwest corner of Reedy Fork Ranch, 6915 Lowline Drive, Phase 4, Section 1C4 – Phase 4, as recorded in Plat Book 198, Page 79, and said point being in the eastern right-of-way line of U.S. Highway 29N; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line N 28° 30' E 781.0 feet to the southwest corner of the Property of William G. Rudd, III as Trustee, as recorded in Deed Book 8131, Page 1273, said corner being a point on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the southern line of said Rudd Property S 89° 00' E 2,323.4 feet to an existing iron pipe at Rudd's southeast corner, said point also being a point in the western line of Lot 33 of 5605 Tier View Trail, The Villages of Reedy Fork, Phase 4, Section 3H, as recorded in Deed Book 199, Page 131; thence with the western line of said Section 3H S 03° 03' 17" W 400.72 feet to an existing iron pipe at the northwest corner of Lot 26 of Section 3H (having N.C.G.S. Grid Coordinates N=889,426.3526, E=1,795,387.8368); thence continuing with the western line of said Section 3H S 03° 26' 03" W 67.99 feet to an existing iron pipe in the western line of said Lot 26; thence continuing with the western line of said Section 3H S 00° 54' 04" W 287.57 feet to an existing iron pipe at the westernmost corner of the Common Elements of The Villages of Reedy Fork, Phase 4, Section 3G-1, 200 Aden Place, as recorded in Plat Book 192, Page 40; thence with the northern line of said Section 3G-1 N 89° 09' 21" W 292.76 feet to the westernmost corner of said Section 3G-1; thence with the northern line of Reedy Fork Ranch, Phase 4, Section 1C2 & 1C3, as recorded in Plat Book 189, Page 88, N 89° 09' 21" W 896.78 feet to the northwest corner of said Section 1C2 & 1C3; thence with the northern line of said Section 1C4 – Phase 4 N 89° 09' 21" E 1,380.04 feet to the point and place of BEGINNING, containing approximately 39.2 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County. 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 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.