

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 4507 AND 4509 MCKNIGHT MILL ROAD AND A  
PORTION OF I-840 RIGHT OF WAY – 16.2 ACRES)

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

BEGINNING at a corner in the existing Greensboro corporate limits (as of March 31, 2023), said corner being a northeast corner of that property annexed by City of Greensboro Ordinance #04-222 and being a point in the western line of property formerly of Betty W. Johnson and in the southern right-of-way line of Interstate 840; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said southern right-of-way line N 61°33'13" W 616.26 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northeasterly direction approximately 460 feet to a point in the northern right-of-way line of I-840 at the westernmost corner of Betty J. Horton, said point being in the southern line of Prashant and Samta Lal Nema, as recorded in Deed Book 8142, Page 674; thence with the southern line of Nema, also being the southern line of White Place, as recorded in Plat Book 37, Page 17, the following three (3) courses and distances: 1) N 89°38'48" E 265.56 feet to an existing rebar, 2) N 89°32'32" E 100.54 feet to an existing rebar, and 3) N 89°43'17" E 129.18 feet to an existing iron pipe at the southwest corner of that property annexed by City of Greensboro Ordinance #22-196; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 89°53'04" E 493.11 feet to a point; thence with the northern line of Lot 1 of Property of Harold A. Horton, as recorded in Plat Book 137, Page 128, N 89°53'04" E 610.03 feet to a point on the western right-of-way line of McKnight Mill Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line (old alignment of S.R. 2835) the following four (4) courses and distances: 1) with a curve to the right having a radius of 2,453.82 feet and a chord bearing and distance of S 16°32'22" W 52.21 feet to an existing rebar, 2) N 89°53'10" E 10.52 feet to an existing iron pipe, 3) with a curve to the right having a radius of 2,473.50 feet and a chord bearing and distance of S 20°12'05" W 274.32 feet to a new iron pipe, and 4) S 23°19'53" W 78.14 feet to an existing iron pipe; thence with the northern line of Rachel J. and James D. Martin, as recorded in Deed Book 7974, Page 1608, the following four (4) courses and distances: 1) N 83°25'37" W 5.22 feet to an existing iron pipe, 2) N 83°25'37" W 185.41 feet to a new iron pipe, 3) S 89°11'08" W 537.84 feet to an existing iron pipe, and 4) S 89°11'08" W 244.16 feet to a new iron pipe on the northern right-of-way line of I-840; thence in a southwesterly direction approximately 370 feet to the point and place of BEGINNING, containing approximately 16.2 acres, of which approximately 10.976 acres lies outside of street right-of-way. All plats and deeds 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 June 20, 2023, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 1/12 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.