

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT ALL OF 2220 AND 2300 Z4 HUFFINE MILL ROAD, A
PORTION OF 260 WILLOWLAKE ROAD AND PORTIONS OF WILLOWLAKE
ROAD AND INTERSTATE 840 RIGHTS OF WAY - 46.03 ACRES)

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

SOUTHERN AND EASTERN PART OF 260 WILLOWLAKE ROAD &
PORTION OF WILLOWLAKE RD. RIGHT OF WAY

BEGINNING at a point in the existing Greensboro city limit line (as of May 31, 2023), said point being the southeast corner of that annexation approved by Ordinance #21-033, said point also being on the western right-of-way line of Willowlake Road (NCSR No. 2828); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 09° 24' 17" E 41.54 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction across Willowlake Road approximately 60 feet to an existing concrete nail in the driveway leading to 252 Willowlake Road, said nail being at the northwest corner of Rocco and Jennifer Chickillo, as recorded in Deed Book 4769, Page 995; thence with Chickillo's western line the following six (6) courses and distances: 1) S 83° 37' 32" E 197.55 feet to a found ¾" iron pipe, 2) N 11° 14' 20" E 100.72 feet to a found 1" iron rod with punch, 3) S 83° 50' 53" E 177.25 feet to a found ¾" iron pipe, 4) crossing a Duke Energy right-of-way S 83° 49' 03" E 180.71 feet to a found ¾" iron pipe, 5) N 08° 21' 00" E 311.61 feet to a found ¾" iron pipe, and 6) N 83° 45' 50" W 108.71 feet to a set #5 rebar in the eastern line of said Duke Energy right-of-way; thence with said Duke Energy eastern right-of-way line (said line is proposed to become a property line when the southern and eastern part of the Chickillo property is recombined with the adjoining D. Stone Builders, Inc. property) N 07° 43' 23" W 266.79 feet to a set #5 rebar; thence with Chickillo's northern line S 87° 04' 05" E 229.02 feet to a 1" found iron pipe, said iron pipe being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along Chickillo's northern line S 02° 59' 52" W 181.31 feet to an existing stone set at a 36" diameter sweet gum tree; thence with said northern line S 86° 39' 02" E 583.84 feet to a #5 rebar at Chickillo's northeast corner; thence with Chickillo's eastern line S 05° 19' 34" W 904.65 feet to a found 1" iron pipe; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Chickillo's southern line the following three (3) courses and distances: 1) N 74° 15' 25" W 1,022.27 feet to a found 1" iron pipe, 2) N 06° 29' 28" E 141.30 feet to a #6 rebar at the base of a 6.5" diameter maple tree, and 3) N 83° 47' 21" W 233.54 feet to a found 1" iron pipe in the eastern right-of-way line of Willowlake Road at Chickillo's southwest corner; thence in a westerly direction across Willowlake Road approximately 70 feet to the point and place of BEGINNING, and containing approximately 16.78 acres, of which approximately 16.714 acres lies outside of street right-of-way.

AND NORTHERN PART OF 2220 HUFINE MILL ROAD

AND 2300 Z-4 HUFFINE MILL ROAD AND PORTION OF INTERSTATE
HIGHWAY 840

BEGINNING at a point in the existing Greensboro city limit line (as of May 31, 2023), said point being the northwest corner of that annexation approved by Ordinance #94-108 and shown on City of Greensboro Annexation Drawing D-2275; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 05° 14' 14" W 144.87 feet to a 1" found iron pipe at the northeast corner of Property of Colonel Norman A. McDaniel, as recorded in Plat Book 68, Page 110; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said McDaniel property the following three (3) courses and distances: 1) N 89° 15' 42" W 284.49 feet to a 1" square found iron rod, 2) N 02° 21' 32" E 174.84 feet to a 1¾" found iron pipe, and 3) N 89° 04' 51" W 124.86 feet to a 1" found iron rod at the southeast corner of Cuauhtemoc I. M. Arroyo and Consuelo Z. Nonato, as recorded in Deed Book 8554, Page 3060; thence with the eastern line of Arroyo N 01° 02' 57" E 233.08 feet to a 1½" found iron pipe at the southwest corner of Mariela H. Perez, as recorded in Deed Book 8689, Page 1393; thence with the southern line of Perez S 88° 58' 39" E 164.41 feet to a 1½" found iron pipe at the southeast corner of Perez; thence with the eastern line of Perez N 00° 33' 57" E 497.26 feet to a point on the southern right-of-way line of Huffine Mill Road (NCSR No. 2770), said point being in the center of a 22 inch maple tree; thence with said right-of-way line the following four (4) courses and distances: 1) N 79° 07' 25" E 44.92 feet to a NCDOT monument, 2) with a curve to the left having a radius of 3,850 feet and a chord bearing and distance of N 76° 30' 14" E 348.14 feet to a NCDOT monument, 3) with a curve to the left having a radius of 3,850 feet and a chord bearing and distance of N 71° 58' 38" E 263.38 feet to a NCDOT monument, and 4) S 56° 12' 37" E 50.21 feet to a NCDOT monument; thence with the western right-of-way line of Interstate Highway 840 the following three (3) courses and distances: 1) S 13° 56' 40" E 87.28 feet to a NCDOT monument, 2) with a curve to the left having a radius of 890 feet and a chord bearing and distance of S 19° 15' 25" E 164.86 feet to a NCDOT monument, and 3) S 28° 07' 28" E 134.07 feet to a NCDOT monument; thence in an easterly direction, crossing I-840, approximately 740 feet to the northwest corner of property of the NC Department of Transportation, as recorded in Deed Book 7542, Page 548; thence with the northern line of said property S 84° 39' 58.4" E 125.687 feet to a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said property S 04° 25' 54.1" W 644.769 feet to the southeast corner of said property; thence with the southern line of said property N 86° 41' 58.4" W 226.646 feet to a point on the eastern right-of-way line of I-840; thence in a westerly direction along the existing city limit line approximately 1,160 feet to the point and place of BEGINNING, and containing approximately 29.25 acres.

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 August 15, 2023, the liability for municipal taxes for the 2023-2024 fiscal year shall be prorated on the basis of 10/12 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, 2024. Municipal ad valorem taxes for the 2024-2025 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.