

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1873, 1875 AND 1879 CUDE ROAD, 8110 TANYA
LANE AND A PORTION OF CUDE ROAD RIGHT OF WAY – 110.59 ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro satellite city limit line (as of November 30, 2023), said point being a concrete monument at the southwest corner of that 43.7-acre annexation described in Ordinance #20-110, said monument having NC State Plane Coordinates (NAD 83-2011) of N:867287.11, E:1710913.08; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with the western line of said annexation the following three (3) courses and distances: 1) N 10° 11' 15" W 0.64 feet to a dimple in a stone, 2) N 03° 38' 14" W 122.56 feet to an iron rod set at a tall bent existing iron pipe, and 3) S 84° 53' 02" W 30.60 feet to a concrete right-of-way monument; THENCE DEPARTING FROM THE EXISTING CITY LIMITS, crossing Cude Road (SR #2016), S 84° 52' 12" W 65.59 feet along lines designated as L258, L257, L108, and L112 on Exhibit "A", recorded in Deed Book 7192, Page 1867, to a ½" found iron pipe on the western right-of-way line of Cude Road at the southeast corner of Lot 1 of Final Subdivision for: Charlotte Diane Dillon, as recorded in Plat Book 187, Page 116, said pipe having NC State Plane Coordinates (NAD 83-2011) of N:867402.03, E:1710813.33; thence with the southern line of said Lot 1 S 84° 55' 47" W 207.30 feet to a ½" found iron rod at the southwest corner of said Lot 1; thence with the southern line of Charlotte Diane Dillon, as recorded in Deed Book 4361, Page 289, the following four (4) courses and distances: 1) S 84° 30' 21" W 187.84 feet to a ¾" found iron pipe, 2) N 66° 50' 07" W 830.15 feet to a ¾" found iron pipe, 3) N 66° 39' 19" W 1,277.34 feet to a 3/8" found iron rod, and 4) N 66° 40' 53" W 536.89 feet to a ¾" found iron pipe at Dillon's southwest corner, also being the northwest corner of Tanya L. K. Nelson, Thomas G. Tucker, and Cheryl T. Tedder, as recorded in Deed Book 7626, Page 1357; thence with the western line of said Nelson, Tucker, and Tedder property S 21° 09' 45" W 2,030.88 feet to a 5/8" set iron rebar at the southwest corner of said property; thence with the southern line of said property the following two (2) courses and distances: 1) S 87° 07' 58" E 3,017.52 feet to an axle, and 2) S 87° 16' 56" E 650.64 feet to a ½" found iron rebar on the western right-of-way line of Cude Road; thence with said western right-of-way line the following nine (9) courses and distances: 1) with a curve to the right having a radius of 1,251.05 feet and a chord bearing and distance of N 07° 48' 18" W 7.53 feet to a ½" found iron rebar, 2) with a curve to the right having a radius of 1,251.05 feet and a chord bearing and distance of N 05° 15' 43" W 103.50 feet to a set iron rebar, 3) N 01° 09' 21" W 540.16 feet to a set iron rebar, 4) N 05° 05' 59" W 31.63 feet to a set iron rebar, 5) N 07° 27' 53" W 29.33 feet to a set iron rebar, 5) S 89° 37' 16" E 7.07 feet to a set iron rebar, 6) N 07° 27' 53" W 73.98 feet to a set iron rebar, 7) N 09° 56' 06" W 77.96 feet to a set iron rebar, 8) N 89° 37' 11" W 4.11 a set iron rebar, and 9) N 12° 59' 17" W 80.77 feet to a set iron rebar; thence in an easterly direction, crossing Cude Road, approximately 70 feet to the point and place of BEGINNING, containing approximately 110.59 acres, of which approximately 110.39 acres lies outside of street

right-of-way. The 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. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 5. That this ordinance shall become effective upon adoption.