



GREENSBORO ANNEXATION PETITION

Date 1-4-24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

4452 SUMNER CHURCH ROAD
SEE ATTACHED

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

| | <u>Print or Type Name and Address</u> | <u>Do you declare vested rights?*</u> (Indicate yes or no.) | <u>Signature</u> |
|----|--|--|-------------------------------------|
| 1. | <u>KEYSTONE GROUP, INC.</u> <u>3708 ALLIANCE DRIVE</u> <u>GREENSBORO, NC 27407</u> | <u>No</u> | <u>W. Scott Wallace - President</u> |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 1/5/24

Received By: L. Carter

ANNEXATION BOUNDARY DESCRIPTION
4452 SUMNER CHURCH ROAD

BEGINNING at a point on the existing Greensboro city limit line (as of December 31, 2023), said point being an existing iron pipe at the easternmost corner of Lot 40 of Plat No. Two, Carol Hills, as recorded in Plat Book 19, Page 31, said point being in the southern line of Lot 76 of Phase 3 of Avondale Subdivision, as recorded in Plat Book 213, Page 109; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern lines of Lots 76 through 72 of said Phase 3 and the southern terminus of Windland Street S 73° 47' 44" E 467.73 feet to an existing iron pipe in the southern line of said Lot 72; thence with the southern lines of Lots 72 through 65 and the Common Elements of said Phase 3 S 88° 06' 22" E 571.26 feet to an iron rod at the southeast corner of said Common Elements, being a common corner with Shelda P. and Teresa E. Donathan, etal, as recorded in Deed Book 2792, Page 739; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of Donathan S 08° 38' 20" W 113.46 feet to an iron pipe located at the apparent northern right-of-way line of Sumner Church Road; thence continuing with said western line S 08° 38' 20" W 41.62 feet to a point at the center of said road; thence with the center of said road the following three (3) courses and distances: 1) S 54° 39' 20" W 342.40 feet to a point, 2) with a curve to the right having a radius of 1,501.61 feet, a length of 383.90 feet, and a chord bearing and distance of S 61° 59' 16" W 382.86 feet to a point, and 3) S 69° 18' 43" W 286.57 feet to a point; thence N 19° 09' 44" W 30.01 feet to an existing iron pipe located at the apparent northern right-of-way line of Sumner Church Road and in the eastern line of Lot 14 of said Plat No. Two, Carol Hills; thence with the eastern line of said Plat No. Two N 19° 09' 44" W 145.18 feet to an existing iron pipe; thence continuing with the eastern line of said Plat No. Two N 04° 59' 54" W 618.72 feet to the point of BEGINNING, and containing approximately 10.65 acres, of which approximately 9.95 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.