

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT 3530 AND 3534 MCCONNELL ROAD – 19.945
ACRES)

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

BEGINNING at a found 5/8" iron rod in the existing Greensboro city limits (as of March 31, 2024), said point being at the intersection of the western line of property of Remnant Real Estate Solutions LLC, as recorded in Deed Book 8708, Page 2862, and the northern right-of-way line of Business I-85 and I-40; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line S 83° 31' 13" W 204.38 feet to a found 5/8" rebar on the eastern line of property of Betty Gail Garrett, as recorded in Deed Book 8318, Page 2636; thence continuing with said right-of-way line the following two (2) courses and distances: 1) S 83° 23' 30" W 355.81 feet to a found 5/8" iron rod, and 2) with a curve to the left having a radius of 5,729.58 feet, an arc distance of 256.82 feet, a delta angle of 2° 34' 06", and a chord bearing and distance of S 82° 01' 53" W 256.80 feet to a found 5/8" iron rod in the eastern line of property of Barbara Starr Revocable Trust, as recorded in Deed Book 7241, Page 2971; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said eastern line N 05° 14' 07" E 131.41 feet to a found 1" iron pipe on the southern line of Lot 2 of Property of Margie C. Scott, as recorded in Plat Book 116, Page 68; thence with the southern line of said Lot 2 S 87° 04' 35" E 165.26 feet to a found 1" iron pipe at the southeast corner of said Lot 2; thence with the eastern line of said Lot 2 N 02° 31' 04" E 888.64 feet to a found 1" iron pipe at the southeast corner of Lot 1 of said Property of Margie C. Scott; thence with the eastern line of said Lot 1 N 02° 21' 56" E 180.00 feet to a found 1" iron pipe; thence with the southeastern line of said Lot 1 N 55° 23' 58" E 95.84 feet to a found 1" iron pipe at the southwest corner of property of Molly Feimster, as recorded in Deed Book 8041, Page 35; thence with Feimster's southeastern line N 55° 19' 02" E 207.84 feet to a found 1" iron pipe at Feimster's southeast corner; thence with Feimster's eastern line N 01° 12' 46" E, passing a found iron pipe at 160.36 feet, for a total distance of 170.54 feet to a found 1" iron pipe on the southern right-of-way line of McConnell Road (S.R. 3000), said iron pipe having NC state plane coordinates NAD 83(2011) N:842,165.16 E:1,790,829.35; thence with said right-of-way line the following three (3) courses and distances: 1) with a curve to the right having a radius of 535.05 feet, an arc distance of 94.64 feet, a delta angle of 10° 08' 03", and a chord bearing and distance of N 87° 16' 46" E 94.52 feet to a point, 2) S 87° 39' 12" E 67.29 feet to a point on the western line of property of Charles William Rich, as recorded in Deed Book 7665, Page 2143, and 3) S 87° 39' 12" E 204.85 feet to Rich's northeast corner, having NC state plane coordinates NAD 83(2011) N:842,158.51 E:1,791,195.67; thence with the western line of Pinecrest Farms, as recorded in Plat Book 13, Page 5, the following six (6) courses and distances: 1) S 01° 19' 15" W 389.20 feet to a found axle, 2) S 01° 16' 22" W 184.54 feet to a found 1" iron pipe, 3) S 01° 17' 17" W 215.43 feet to a found 1" iron pipe, 4) S 01° 17' 15" W 349.22 feet to a found 1" iron pipe, 5) S 02° 10' 27" W 49.90 feet to a found 2" iron pipe, and 6) S 01° 08' 02" W 239.09 feet to the point and place of BEGINNING, and containing approximately 19.945 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 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 6. That this ordinance shall become effective upon adoption.