



GREENSBORO ANNEXATION PETITION

Date 4/1/24

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.)

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>Wiley A Sykes III</u> <u>110 Egin Place</u> <u>Greensboro, NC 27410</u>	<u>no</u>	<u>Wiley A. Sykes III</u>
2.	<u>CRANFORD A. JONES</u> <u>3705-A W. Market St.</u> <u>GSO, NC, 27403</u>	<u>no</u>	<u>Cranford A. Jones</u>
3.	_____	_____	_____

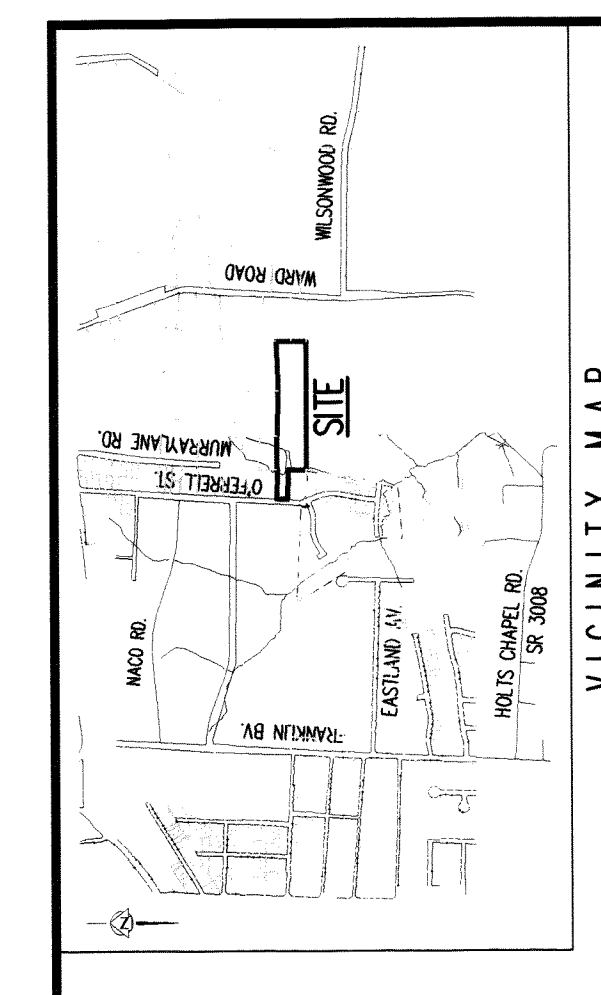
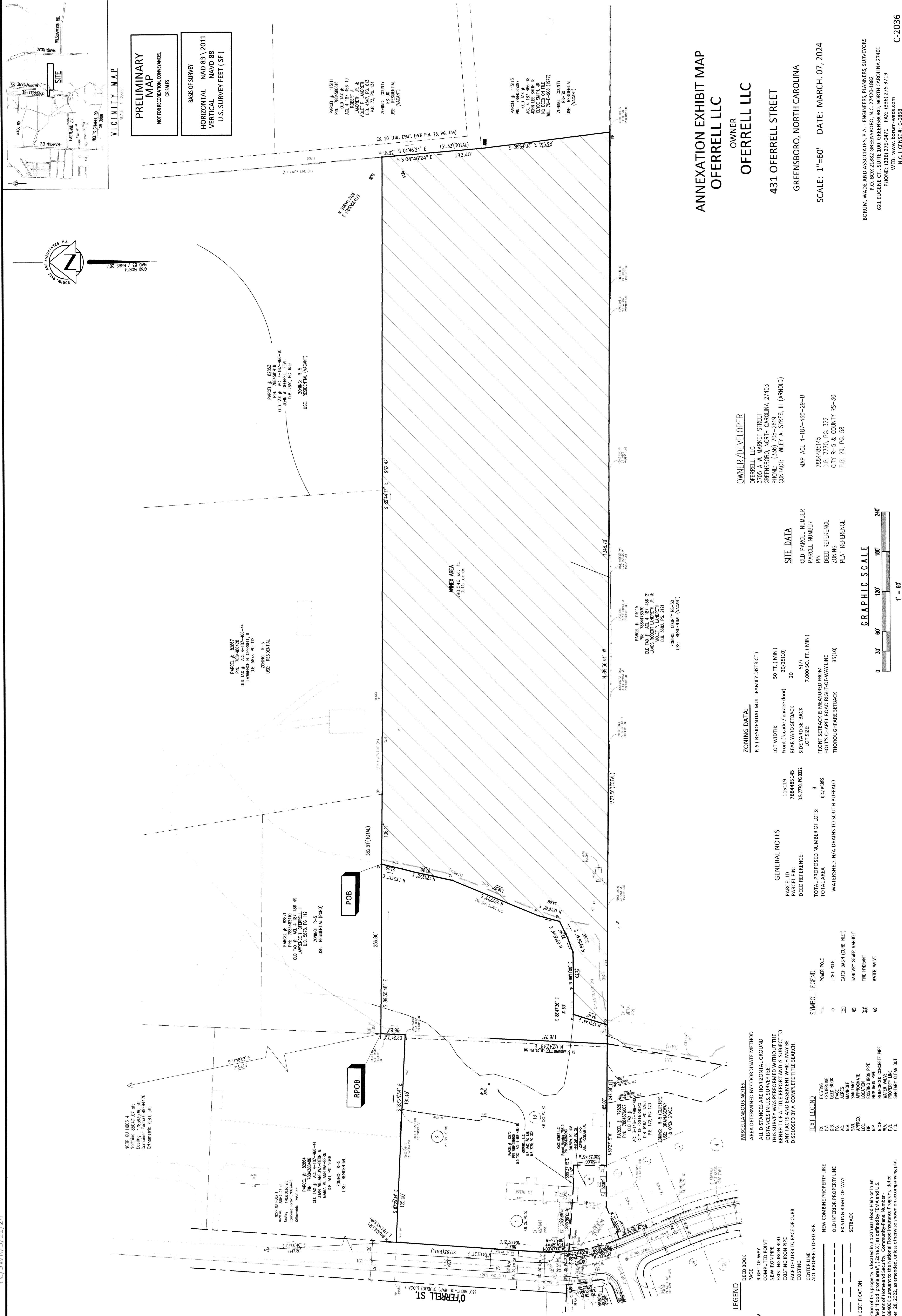
Important: Both husband and wife must sign, if applicable.

**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: 4-5-24 Received By: L. Carter

ANNEXATION BOUNDARY DESCRIPTION
431 O'FERRELL STREET (THE PART NOT YET ANNEXED)

BEGINNING at a point in the existing Greensboro city limits (as of March 31, 2024), said point being in the center of a meandering stream where it crosses the southern line of Tract 1 of Property of O'Ferrell LLC, as recorded in Deed Book 7770, Page 322; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction with the meandering of said stream approximately 54 feet to a point on an earth dam at the south end of a pond; thence in a north-northeast direction along the eastern shoreline of said pond approximately 450 feet to a point on O'Ferrell LLC's northern line; thence in an easterly direction with said northern line approximately 1,100 feet to O'Ferrell LLC's northeast corner, a point in the western line of Lot 1 of Property of Dred C. Ward Estate, recorded in Plat Book 73, Page 134; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 04° 46' 24" E 151.32 feet to an existing axle at the northwest corner of John Lee Smith and Clyde Smith, Jr., as described in Will 76-E-908 (1977), thence with Smith's western line S 06° 54' 03" E 195.98 feet to Smith's southwest corner; thence with the southern line of said Tract 1 N 89° 36' 44" W 1,348.79 feet to the point and place of BEGINNING, and containing approximately 9.15 acres. All wills, plats, and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.



VICINITY MAP
SCALE: 1"=2,000'

PRELIMINARY MAP
NOT FOR RECORDATION, CONVEYANCES,
OR SALES

BASS OF SURVEY
HORIZONTAL NAD 83 \ 2011
VERTICAL NAVD-88
U.S. SURVEY FEET (SF)

PARCEL # 82853
PIN: 7884485145
AC: 4-187-466-10
OLD TAX # 7884485145
JOHN W OFERRELL ETAL
D.B. 2551, PG. 559
ZONING: R-5
USE: RESIDENTIAL (VACANT)

PARCEL # 82967
PIN: 7884485145
AC: 4-187-466-44
LAWRENCE H OFERRELL II
D.B. 5679, PG. 112
ZONING: R-5
USE: RESIDENTIAL

PARCEL # 82971
PIN: 7884485145
AC: 4-187-466-49
LAWRENCE H OFERRELL II
D.B. 5679, PG. 112
ZONING: R-5
USE: RESIDENTIAL (POND)

PARCEL # 115111
PIN: 7884485145
AC: 4-187-466-18
ROBERT J.
LAWRENCE, JR. &
WILSON, JR.
D.B. 4547, PG. 813
P.B. 73, PG. 134
ZONING: COUNTY
RS-30
USE: RESIDENTIAL
(VACANT)

PARCEL # 115113
PIN: 7884485145
AC: 4-187-466-18
CLYDE SMITH, JR
WILL 79-E-508 (1977)
ZONING: COUNTY
RS-30
USE: RESIDENTIAL
(VACANT)

PARCEL # 115115
PIN: 7884485145
AC: 4-187-466-21
JAMES L. LAMBERT, JR. &
WILEY A. SYKES, III
D.B. 3982, PG. 271
ZONING: COUNTY RS-30
USE: RESIDENTIAL (VACANT)

ANNEY AREA
258,544 sq. ft.
9.15 acres

ANNEXATION EXHIBIT MAP OFERRELL LLC OWNER

OFERRELL LLC
OWNER
431 OFERRELL STREET
GREENSBORO, NORTH CAROLINA
SCALE: 1"=60' DATE: MARCH, 07, 2024

OWNER/DEVELOPER
OFERRELL, LLC
3705 A W MARKET STREET
GREENSBORO, NORTH CAROLINA 27403
PHONE: (336) 708-2619
CONTACT: WILEY A. SYKES, III (ARNOLD)

ZONING DATA:
R-5 (RESIDENTIAL MULTIFAMILY DISTRICT)

LOT WIDTH:	50 FT. (MIN)
Front (facade / garage door)	20/25/100
REAR YARD SETBACK	20
SIDE YARD SETBACK	5/7
LOT SIZE:	7,000 SQ. FT. (MIN)
FRONT SETBACK IS MEASURED FROM HOLT'S CHAPEL ROAD RIGHT-OF-WAY LINE	
THOROUGHFARE SETBACK	35(10)

GENERAL NOTES

PARCEL ID:	115119
DEED REFERENCE:	7884485145 D.B. 7770, PG. 6822
TOTAL PROPOSED NUMBER OF LOTS: TOTAL AREA	
3	0.43 ACRES
WATERSHED: N/A-DRAINS TO SOUTH BUFFALO	

SITE DATA

OLD PARCEL NUMBER	MAP AC: 4-187-466-29-B
PARCEL NUMBER	7884485145
DEED REFERENCE	D.B. 7770, PG. 322
ZONING	CITY R-5 & COUNTY RS-30
PLAT REFERENCE	P.B. 29, PG. 58

LEGEND

D.B. DEED BOOK		NEW COMBINE PROPERTY LINE
PG. PAGE		NEW INTERIOR PROPERTY LINE
ROW RIGHT OF WAY		EXISTING RIGHT-OF-WAY
CP COMPUTED POINT		SETBACK
NIP NEW IRON PIPE		
EIR EXISTING IRON PIPE		
EIP FACE OF CURB TO FACE OF CURB		
EX EXISTING		
C CENTER LINE		
ADJ. ADJ. PROPERTY DEED REF.		

MISCELLANEOUS NOTES:
AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND
DISTANCES IN U.S. SURVEY FEET.
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND IS SUBJECT TO
ANY FACTS AND EASEMENTS WHICH MAY BE
DISCLOSED BY A COMPLETE TITLE SEARCH.

SYMBOL LEGEND

○	POWER POLE
□	LIGHT POLE
⊖	CATCH BASIN (CURB INLET)
⊙	SANITARY SEWER MANHOLE
⊚	FIRE HYDRANT
⊛	WATER VALVE

TEXT LEGEND

EX	EXISTING
CA	DEED BOOK
AC	ACRES
M.H.	MANHOLE
M.A.	APPROXIMATE
LOC.	LOCATION
BP	BOUNDARY POINT
R.C.P.	REINFORCED CONCRETE PIPE
W.V.	WATER VALVE
W.A.	WATER
CU	CURB

FLOOD CERTIFICATION:
No portion of this property is located in a 100 Year Flood Plain or in an identified "flood prone area". (Zone X) as defined by FEMA and U.S. Department of Homeland Security, Community Panel Number... dated October 28, 2022, as amended, unless otherwise shown on accompanying plat.

GRAPHIC SCALE

FORUM, WADE AND ASSOCIATES, P.A. - ENGINEERS, PLANNERS, SURVEYORS
P.O. BOX 21882 GREENSBORO, N.C. 27420-1882
621 EUGENE CT., SUITE 100, GREENSBORO, NORTH CAROLINA 27401
PHONE: (336) 275-0471 FAX: (336) 275-3719
www.forum-wade.com
N.C. LICENSE #: C-0868