

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT A PORTION OF 431 O'FERRELL STREET – 9.15  
ACRES)

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

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.

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.