



**GREENSBORO ANNEXATION PETITION**

Date \_\_\_\_\_

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.)

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>Guilford County Board of Education</u> <u>712 N Eugene St</u> <u>Greensboro NC 27401</u>	<u>No</u>	<u><i>Deena A. Haynes</i></u> <u>Chair, Board of Education</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: 5/31/24 Received By: L. Carter

**METES and BOUNDS DESCRIPTION**

Property Annexation

1915 Harris Drive, 1915 ZZ Harris Drive and 4924 Old Randleman Road  
Greensboro, North Carolina

Being all of those parcels of land lying in Sumner Township, Guilford County, City of Greensboro, North Carolina, and being more particularly described as follows:

**BEGINNING** at an existing NCDOT Right-of-Way Marker lying on the northwesterly right-of-way of Old Randleman Road, said point having North Carolina State Plane Coordinates of N=814680.81 feet, and E=1754976.18 feet, NAD83(2011);

thence following the northwesterly right-of-way of Old Randleman Road S 53°52'50" W, a distance of 214.35 feet to an existing NCDOT Right-of-Way Marker lying on the northwesterly right-of-way of Old Randleman Road;

thence following the northwesterly right-of-way of Old Randleman Road S 36°01'19" E, a distance of 10.01 feet to a computed point lying on the northwesterly right-of-way of Old Randleman Road;

thence following the northwesterly right-of-way of Old Randleman Road S 52°29'14" W, a distance of 614.63 feet to a computed point lying on the northwesterly right-of-way of Old Randleman Road;

thence following the northwesterly right-of-way of Old Randleman Road along a curve to the left, said curve having a radius of 789.27 feet, an arc length of 170.45 feet, a chord bearing of S 48°29'14" W, and a chord length of 170.12 feet, to a computed point lying on the northwesterly right-of-way of Old Randleman Road;

thence following the northwesterly right-of-way of Old Randleman Road S 42°10'35" W, a distance of 183.21 feet to an existing 1" iron pipe lying on the northwesterly right-of-way of Old Randleman Road, said point being the northeasternmost boundary corner of that parcel of land as conveyed to Eric Scot Midkiff, recorded in Deed Book 7128, Page 1975, Guilford County, North Carolina Registry of Deeds;

thence leaving the northwesterly right-of-way of Old Randleman Road, and following the northeasterly boundary line of the aforesaid Midkiff parcel N 84°42'15" W, a distance of 203.34 feet to an existing 3" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Midkiff parcel, said point also lying on the southeasterly boundary line of that parcel of land as conveyed to Concord Friends Church, recorded in Deed Book 1211, Page 130, and Deed Book 6917, Page 2177, aforesaid records;

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thence following the southeasterly boundary line of the aforesaid Concord Friends Church parcel N 01°22'47" E, a distance of 94.28 feet to an existing 1" iron pipe, said point being the northeasternmost boundary corner of the aforesaid Concord Friends Church parcel;

thence following the northeasterly boundary line of the aforesaid Concord Friends Church parcel N 88°52'58" W, a distance of 229.96 feet to an existing 1" iron pipe, said point being the northwesternmost boundary corner of the aforesaid Concord Friends Church parcel, said point also lying on the southeasterly boundary line of that parcel of land as conveyed to Jose Concepcion Medina Ortiz, recorded in Deed Book 7844, Page 879, aforesaid records;

thence following the southeasterly boundary line of the aforesaid Ortiz parcel N 01°00'35" E, a distance of 48.69 feet to an existing #4 rebar, said point being the northeasternmost boundary corner of the aforesaid Ortiz parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Juan Sotelo Armenta, recorded in Deed Book 7847, Page 3080, aforesaid records;

thence following the southeasterly boundary line of the aforesaid Armenta parcel N 01°01'06" E, a distance of 201.16 feet to a computed point, said point being the northeasternmost boundary corner of the aforesaid Armenta parcel;

thence following the northeasterly boundary line of the aforesaid Armenta parcel along the following two (2) bearings and distances:

- 1) thence N 87°24'14" W, a distance of 323.08 feet to an existing 3" iron pipe; and
- 2) thence N 22°20'42" W, a distance of 52.13 feet to an existing #4 rebar, said point being the northernmost boundary corner of the aforesaid Armenta parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Kaitlyn Campbell and Kyla McCloy, recorded in Deed Book 8257, Page 2064, aforesaid records;

thence following the northeasterly boundary line of the aforesaid Campbell and McCloy parcel N 21°27'21" W, a distance of 147.59 feet to an existing 1" iron pipe, said point being the northeasternmost boundary corner of the aforesaid Campbell and McCloy parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Beatriz Rodriguez Morales and Jose Francisco Morales Gonzalez, recorded in Deed Book 7076, Page 2703, aforesaid records;

thence following the northeasterly boundary line of the aforesaid Morales and Gonzalez parcel along the following two (2) bearings and distances:

- 1) thence N 22°05'39" W, a distance of 51.42 feet to a computed point; and
  - 2) thence N 23°58'35" W, a distance of 64.26 feet to an existing 1" iron pipe, said point being the northeasternmost boundary corner of the aforesaid Morales and Gonzalez parcel, said point
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also being the southeasternmost boundary corner of that parcel of land as conveyed to Timothy A. Morgan, recorded in Deed Book 8000, Page 48, aforesaid records;

thence following the northeasterly boundary line of the aforesaid Morgan parcel N 23°16'39" W, a distance of 115.40 feet to a computed point, said point being the northeasternmost boundary corner of the aforesaid Morgan parcel, said point also being the southeasternmost boundary corner of that parcel of land as conveyed to Gayla L. Keen, recorded in Deed Book 6632, Page 853, aforesaid records;

thence following the northeasterly boundary line of the aforesaid Keen parcel N 23°14'11" W, a distance of 73.42 feet to a computed point lying on the northeasterly boundary line of the aforesaid Keen parcel, said point also being the southwesternmost boundary corner of that parcel of land as conveyed to Hilltop Holdings II, LLC, recorded in Deed Book 8379, Page 2232, aforesaid records;

thence following the southwesterly boundary line of the aforesaid Hilltop Holdings II, LLC parcel S 84°23'40" E, a distance of 946.00 feet to a computed point, said point being the southeasternmost boundary corner of the aforesaid Hilltop Holdings II, LLC parcel;

thence following the northeasterly boundary line of the aforesaid Hilltop Holdings II, LLC parcel N 14°31'20" W, a distance of 167.66 feet, said point being the northeasternmost boundary corner of the aforesaid Hilltop Holdings II, LLC parcel, said point also lying on the southwesterly right-of-way of Harris Drive (a 60 foot wide public right-of-way);

thence following the southwesterly right-of-way of Harris Drive S 84°12'00" E, a distance of 935.73 feet to a computed point lying on the southwesterly right-of-way of Harris Drive;

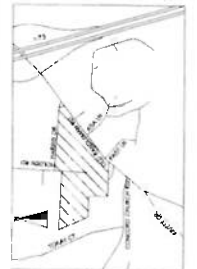
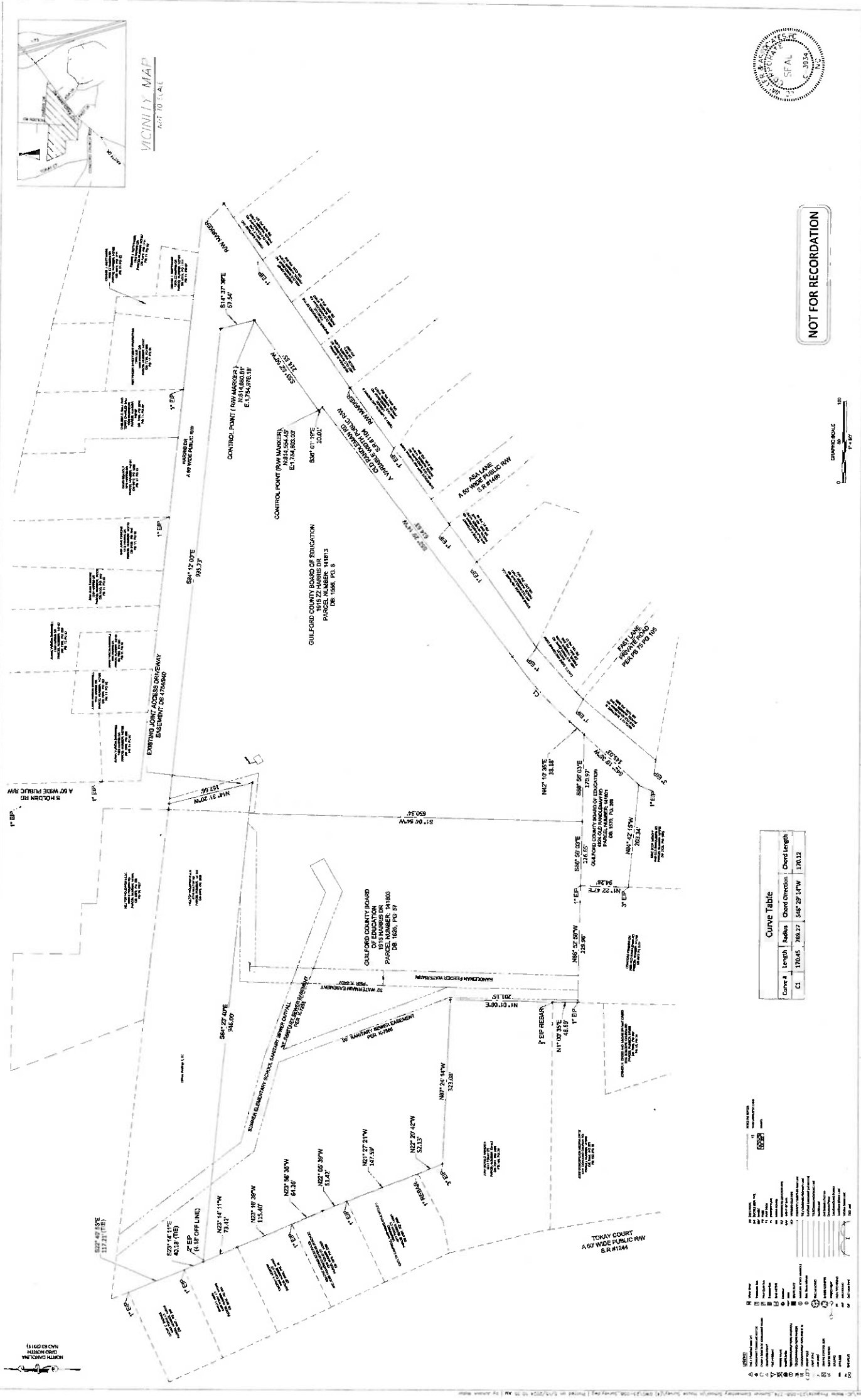
thence S 14°37'39" E, a distance of 67.64 feet to an existing NCDOT Right-of-Way Marker lying on the northwesterly right-of-way of Old Randleman Road, to the **POINT OF BEGINNING**, containing 912,217 square feet, or 20.94 acres of land, more or less, and encompassing all of those parcels of land as conveyed to the Guilford County Board of Education, recorded in Deed Book 1556, Page 8, Deed Book 1670, Page 269, and Deed Book 1625, Page 57, aforesaid records.

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ANNEXATION BOUNDARY DESCRIPTION  
SUMNER ELEMENTARY SCHOOL

BEGINNING at an existing NCDOT right-of-way marker in the northwestern right-of-way line of Old Randleman Road (S.R. #1104), said point having North Carolina State Plane Coordinates of N=814,680.81, E=1,754,976.18, NAD83(2011); thence with said right-of-way line the following five (5) courses and distances: 1) S 53°52'50" W 214.35 feet to an existing NCDOT right-of-way marker, 2) S 36°01'19" E 10.01 feet to a computed point, 3) S 52°29'14" W 614.63 feet to a computed point, 4) with a curve to the left having a radius of 789.27 feet, an arc length of 170.45 feet, and a chord bearing and distance of S 48°29'14" W 170.12 feet to a computed point, and 5) S 42°10'35" W 183.21 feet to an existing 1" iron pipe at the northeast corner of Eric Scot Midkiff, as recorded in Deed Book 7128, Page 1975; thence with Midkiff's northern line N 84°42'15" W 203.34 feet to an existing 3" iron pipe at Midkiff's northwest corner; thence with the eastern line of Concord Friends Church N 01°22'47" E 94.28 feet to an existing 1" iron pipe at said Church property's northeast corner; thence with the northern line of said Church property N 88°52'58" W 229.96 feet to an existing 1" iron pipe at said Church property's northwest corner; thence with the eastern line of Jose Conception Medina Ortiz, as recorded in Deed Book 7844, Page 879, N 01°00'35" E 48.69 feet to an existing #4 rebar at the southeast corner of Juan Sotelo Armenta, as recorded in Deed Book 7847, Page 3080; thence with Armenta's eastern line N 01°01'06" E 201.16 feet to Armenta's northeast corner; thence with Armenta's northern line the following two (2) courses and distances: 1) N 87°24'14" W 323.08 feet to a 3" existing iron pipe, and 2) N 22°20'42" W 52.13 feet to an existing #4 rebar at the southeast corner of Kaitlyn Campbell and Kyla McCloy, as recorded in Deed Book 8257, Page 2064; thence with Campbell and McCloy's eastern line N 21°27'21" W 147.59 feet to an existing 1" iron pipe at the southeast corner of Beatriz Rodriguez Morales and Jose Francisco Morales Gonzalez, as recorded in Deed Book 7076, Page 2703; thence with the eastern line of Morales and Gonzalez the following two (2) courses and distances: 1) N 22°05'39" W 51.42 feet to a computed point, and 2) N 23°58'35" W 64.26 feet to an existing 1" iron pipe at the southeast corner of Timothy A. Morgan, as recorded in Deed Book 8000, Page 48; thence with Morgan's eastern line N 23°16'39" W 115.40 feet to the southeast corner of Gayla L. Keen, as recorded in Deed Book 6632, Page 853; thence with Keen's eastern line N 23°14'11" W 73.42 feet to the southwest corner of Hilltop Holdings II, LLC, as recorded in Deed Book 8379, Page 2232; thence with the southern line of said LLC S 84°23'40" E 946.00 feet to said LLC's southeast corner; thence with said LLC's eastern line N 14°31'20" W 167.66 feet to a point on the southern right-of-way line of Harris Drive; thence with said right-of-way line S 84°12'00" E 935.73 feet to a computed point; thence with the western right-of-way line of the intersection of Harris Drive and Old Randleman Road S 14°37'39" E 67.64 feet to the point and place of BEGINNING, and containing approximately 20.94 acres. All deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

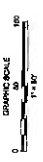
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VICINITY MAP  
NOT TO SCALE



NOT FOR RECORDATION



Curve #	Length	Radius	Chord Distance	Chord Length
C1	170.65'	789.27'	58° 29' 17"	170.12'

- LEGEND
- 1. Proposed
  - 2. Existing
  - 3. Easement
  - 4. Right of Way
  - 5. Survey Boundary
  - 6. Survey Point
  - 7. Survey Line
  - 8. Survey Station
  - 9. Survey Curve
  - 10. Survey Area
  - 11. Survey Easement
  - 12. Survey Right of Way
  - 13. Survey Boundary
  - 14. Survey Point
  - 15. Survey Line
  - 16. Survey Station
  - 17. Survey Curve
  - 18. Survey Area
  - 19. Survey Easement
  - 20. Survey Right of Way

**A MINORITY OWNED ENGINEERING AND SURVEYING FIRM**  
**NORTH CAROLINA**  
 SURVEY FOR: GUILFORD COUNTY BOARD OF EDUCATION  
 CITY OF GREENSBORO, NORTH CAROLINA  
 SUMNER TOWNSHIP - GUILFORD COUNTY  
**ANNEXATION EXHIBIT**

DATE: 03/24  
 SHEET NO.: 1 OF 4  
 PROJECT NO.: 23-058274  
 SURVEYED BY: C. HAWKINS  
 DRAWN BY: R. ABEL  
 CHECKED BY: J. WALLER  
 SCALE: SEE DRAWING

**OFFICE LOCATION**  
 CORPORATE OFFICE:  
 7-1 DUNDAS CIRCLE  
 GREENSBORO, NC 27407  
 PH: (336) 697-2637  
 LICENSE NUMBER: C-3934

**Waller & Associates, PC**  
 SURVEYING, ENGINEERING, PLANNING & ARCHITECTURE

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