



GREENSBORO ANNEXATION PETITION

Date July 5, 2024

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>Penn Oak Farm, LLC</u> <u>4616 S. Holden Road</u>	<u>No</u>	By: <u>Clarice Forsyth Collina</u> Clarice Forsyth Collina, Manager
2. <u>Penn Oak Farm, LLC</u> <u>4620 S. Holden Road</u>	<u>No</u>	By: <u>Clarice Forsyth Collina</u> Clarice Forsyth Collina, Manager
3. <u>Penn Oak Farm, LLC</u> <u>4628 S. Holden Road</u>	<u>No</u>	By: <u>Clarice Forsyth Collina</u> Clarice Forsyth Collina, Manager
4. <u>Dustin, Joa and Patricia May Cockerham</u> <u>4634 S. Holden Road</u>	<u>No</u>	<u>Dustin May Cockerham</u> <u>Patricia May Cockerham</u>

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: 7/5/24

Received By: L. Carter

ANNEXATION AND REZONING DECSRIPTION
OF TAX PARCELS 141807, 141867, 141853,141855
SUMNER TOWNSHIP~GUILFORD COUNTY
NORTH CAROLINA
PAGE 1 OF 3

BEGINNING AT AN EXISTING CONCRETE MONUMENT WITH IRON ROD AT THE BASE OF A CEDAR POST AND BEING THE SOUTHWEST CORNER OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8833 PAGE 1594 ALSO SHOWN BEING THE SOUTHWEST CORNER OF LOT 1 AS SHOWN RECORDED IN PLAT BOOK 68 PAGE 82, SAID EXISTING CONCRETE MONUMENT WITH IRON ROD AT THE BASE OF A CEDAR POST ALSO HAVING N.A.D. 83 (NCGS 2011) GRID COORDINATES BEING NORTH 815,491.9589' FEET AND EASTING BEING 1,752,713.8853' FEET, THENCE WITH THE WESTERN LINE OF HEREIN DESCRIBED AND ALONG AN EASTERN LINE OF ROBERT L. MOCK AND WIFE ANGEL F. MOCK AS DESCRIBED IN DEED BOOK 8404 PAGE 1955 NORTH 00 DEG. 19 MIN. 53 SEC. EAST DISTANCE BEING 224.70 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE SAME NORTH 00 DEG. 19 MIN. 53 SEC. EAST DISTANCE BEING 35.31 FEET TO AN NEW IRON PIPE 3 FEET SOUTH OF A BRANCH, THENCE WITH THE SAME AND CROSSING SAID BRANCH NORTH 08 DEG. 24 MIN. 28 SEC. EAST DISTANCE BEING 49.63 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8245 PAGE 2765 AND THE EASTERN LINE OF AFORESAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK NORTH 07 DEG. 14 MIN. 06 SEC. EAST DISTANCE BEING 152.85 FEET TO AN EXISTING 1 1/4 INCH IRON PIPE, THENCE WITH THE SAME NORTH 09 DEG. 15 MIN. 34 SEC. EAST DISTANCE BEING 210.44 FEET TO AN EXISTING AXLE, SAID EXISTING AXLE BEING THE NORTHWEST CORNER OF LOT 2 AS SHOWN RECORDED IN PLAT BOOK 68 PAGE 82, THENCE WITH THE WESTERN LINE OF PENN OAK FARM, LLC AS DESCRIBED IN DEED BOOK 7663 PAGE 1645 AND THE WESTERN LINE OF THE AFORESAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK NORTH 00 DEG. 27 MIN. 01 SEC. WEST DISTANCE BEING 322.18 FEET TO A 2 FOOT TALL 2 INCH IRON PIPE, SAID 2 FOOT TALL 2 INCH IRON PIPE ALSO BEING THE NORTHEASTERN MOST CORNER OF SAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK AS DESCRIBED IN DEED BOOK 8404 PAGE 1955 ALSO BEING THE NORTHEASTERN MOST CORNER OF LOT 3 AS SHOWN RECORDED IN PLAT BOOK 77 PAGE 18, THENCE WITH THE EASTERN LINE OF JOSE SAUL B. HERNANDEZ AS DESCRIBED IN DEED BOOK 7776 PAGE 2316 NORTH 00 DEG. 45 MIN. 25 SEC. EAST DISTANCE BEING 211.92 FEET TO AN NGL E IRON, THENCE WITH THE SOUTHERN LINE OF DUKE POWER SUBSTATION LOT AS DESCRIBED IN DEED BOOK 2567 PAGE 0916 ALSO ALONG THE SOUTHERN 68 FOOT WIDE TRANSMISSION RIGHT OF WAY AS DESCRIBED IN DEED BOOK 897 PAGE 71 NORTH 60 DEG. 15 MIN. 56 SEC. EAST DISTANCE BEING 679.64 FEET TO AN EXISTING REBAR, THENCE WITH A SOUTHWESTERN LINE OF CHRISLYNN, LLC AS DESCRIBED IN DEED BOOK 8686 PAGE 2168 TRACT 1 SOUTH 25 DEG. 19 MIN. 04 SEC. EAST DISTANCE BEING 80.36 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF THE SAME ALSO WITH THE CENTER OF A 20 FOOT WIDE DUKE POWER EASEMENT AS

DESCRIBED IN DEED BOOK 2568 PAGE 41 AND DEED BOOK 2578 PAGE 960 NORTH 89 DEG. 30 MIN. 48 SEC. EAST DISTANCE BEING 260.88 FEET TO AN EXISTING 3/4 INCH IRON PIPE AT THE BASE OF A 4 INCH POST, THENCE WITH THE SAME NORTH 89 DEG. 32 MIN. 50 SEC. EAST DISTANCE BEING 631.61 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 89 DEG. 32 MIN. 50 SEC. EAST DISTANCE BEING 29.19 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SOUTH HOLDEN ROAD (SR#1117) (FKA DRUMMOND ROAD AND PINECROFT ROAD), THENCE WITH THE CENTERLINE OF SAID SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 09 DEG. 08 MIN. 34 SEC. WEST CHORD DISTANCE BEING 3.12 FEET ARCLength BEING 3.12 FEET AND HAVING A RADIUS OF 929.30 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF S 10 DEG. 05 MIN. 08 SEC. WEST CHORD DISTANCE BEING 113.22 FEET ARCLength BEING 113.22 FEET AND HAVING A RADIUS OF 4,153.21 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE SAME SOUTH 10 DEG. 52 MIN. 00 SEC. WEST DISTANCE BEING 404.38 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE LEAVING THE CENTERLINE OF SAID SOUTH HOLDEN ROAD NORTH 79 DEG. 18 MIN. 31 SEC. WEST DISTANCE BEING 30.00 FEET TO A NEW IRON PIPE ON THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD AS SHOWN DEDICATED ON PLAT BOOK 102 PAGE 121, THENCE WITH THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD SOUTH 10 DEG. 52 MIN. 00 SEC. WEST DISTANCE BEING 19.58 FEET TO A COMPUTED POINT, THENCE WITH THE SAME BEING A CURVE TO THE LEFT A CHORD BEARING OF SOUTH 10 DEG. 30 MIN. 24 SEC. WEST CHORD DISTANCE BEING 64.37 FEET ARC LENGTH BEING 64.37 FEET AND HAVING A RADIUS OF 5,121.21 FEET TO A COMPUTED POINT, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 10 DEG. 53 MIN. 42 SEC. WEST CHORD DISTANCE BEING 66.65 FEET ARCLength BEING 66.65 FEET AND HAVING A RADIUS OF 24,074.76 FEET TO A NEW IRON PIPE, THENCE LEAVING THE 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD SOUTH 85 DEG. 33 MIN. 51 SEC. EAST DISTANCE BEING 30.59 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE CENTERLINE OF SAID SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 10 DEG. 48 MIN. 51 SEC. WEST CHORD DISTANCE BEING 168.66 FEET ARCLength BEING 168.66 FEET AND HAVING A RADIUS OF 24,104.76 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH AND EASTERN LINE OF PENN OAK FARM, LLC AS DESCRIBED IN DEED BOOK 8722 PAGE 1499 AND THE CENTERLINE OF SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 11 DEG. 13 MIN. 21 SEC. WEST CHORD DISTANCE BEING 174.92 FEET ARCLength BEING 174.92 FEET AND HAVING A RADIUS OF 24,104.76 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SOUTH HOLDEN ROAD, THENCE LEAVING THE CENTERLINE OF SAID SOUTH HOLDEN ROAD AND ALONG THE SOUTHERN LINE OF SAID PENN OAK FARM,

LLC AS DESCRIBED IN DEED BOOK 8722 PAGE 1499 SOUTH 84 DEG. 11 MIN. 42 SEC. WEST DISTANCE BEING 31.42 FEET TO A NEW IRON PIPE ON THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SOUTH HOLDEN ROAD, THENCE WITH THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD AS DESCRIBED RECORDED ON PLAT BOOK 215 PAGE 64 ALSO BEING THE WESTERN LINE OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8245 PAGE 2765 SOUTH 11 DEG. 45 MIN. 01 SEC. WEST DISTANCE BEING 135.12 FEET TO A NEW IRON PIPE, THENCE WITH A NORTHERN LINE OF CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 3058 PAGE 0309 ALSO BEING LOT 1 AS SHOWN DESCRIBED ON PLAT BOOK 215 PAGE 64 SOUTH 79 DEG. 45 MIN. 21 SEC. WEST DISTANCE BEING 309.36 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF SAID CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 8833 PAGE 1591 NORTH 36 DEG. 41 MIN. 06 SEC. WEST DISTANCE BEING 166.62 FEET TO A NEW IRON ROD, THENCE WITH THE SAME NORTH 36 DEG. 41 MIN. 06 SEC. WEST DISTANCE BEING 10.23 FEET TO A NEW IRON ROD, THENCE WITH THE SAME SOUTH 84 DEG. 11 MIN. 42 SEC. WEST DISTANCE BEING 81.89 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 11 DEG. 10 MIN. 45 SEC. EAST DISTANCE BEING 30.74 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 69 DEG. 46 MIN. 18 SEC. WEST DISTANCE BEING 103.95 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 76 DEG. 03 MIN. 19 SEC. WEST DISTANCE BEING 253.79 FEET TO A NEW IRON ROD, THENCE WITH THE SAME SOUTH 20 DEG. 48 MIN. 06 SEC. WEST DISTANCE BEING 323.05 FEET TO A NEW #5 REBAR, THENCE WITH THE WESTERN LINE OF SAID WESTERN LINE OF CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 3058 PAGE 0309 ALSO BEING LOT 1 AS SHOWN DESCRIBED ON PLAT BOOK 215 PAGE 64 SOUTH 01 DEG. 16 MIN. 42 SEC. EAST DISTANCE BEING 203.07 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME SOUTH 01 DEG. 16 MIN. 39 SEC. EAST DISTANCE BEING 25.26 FEET TO AN EXISTING CROSS ON A ROCK LEDGE AT THE NORTH EDGE OF A BRANCH AS SHOWN DESCRIBED RECORDED ON PLAT BOOK 68 PAGE 82 ALSO SHOWN RECORDED ON PLAT BOOK 215 PAGE 64, THENCE WITH A NORTHER LINE OF HILLTOP HOLDINGS II, LLC AS DESCRIBED IN DEED BOOK 8379 PGE 2262 SOUTH 87 DEG. 10 MIN. 42 SEC. WEST DISTANCE BEING 92.06 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME AND CROSSING A 30 FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN DEED BOOK 5375 PAGE 0804 SOUTH 87 DEG. 10 MIN. 55 SEC. WEST DISTANCE BEING 326.63 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 37.66 ACRES AS DETERMINED BY LEAST SQUARES METHOD.

Evans Engineering, Inc.
4609 Dundas Drive
Greensboro, NC 27407
Phone: 336-854-8877
License # C-0168

NORTH CAROLINA
PROFESSIONAL
SEAL
L-4537
7-2-24
LAND SURVEYOR
ANTHONY D. LESTER
Anthony D. Lester