



GREENSBORO ANNEXATION PETITION

Date 8-1-2024

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>Estate of Daphne R. Miles</u> <u>c/o J. Ben Miles, Administrator</u> <u>5936 Burlington Road, McLeansville NC 27301</u>	<u>No</u>	<u>Lois R. Miles, successor by</u> <u>intestate succession as the sole</u> <u>heir of J. Ben Miles, Sr., deceased</u>
2.	<u>Dees Real Estate Holdings, LLC</u> <u>626 Knox Road, McLeansville, NC 27301</u>	<u>No</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: 8/2/24

Received By: Andrew Nelson

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECOMBINATION:
 APPROVED BY THE PLANNING DEPARTMENT OF GUILFORD COUNTY, NORTH
 CAROLINA ON THE 15th DAY OF OCTOBER, 2018 PURSUANT TO
 ARTICLE VOT OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR
 THIS PLAN DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF
 HIGHWAYS AS PROVIDED IN N.C.G.S. 136-102.4, SUBSECTION (G).

SIGNED: *[Signature]* DATE: 10/19/18
 PLANNING DIRECTOR

OWNERSHIP AND DEDICATION CERTIFICATION

WE THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT WE ARE THE OWNERS
 OF THE LAND SHOWN HEREON AND WE HEREBY CERTIFY THAT WE
 ADAPT THIS PLAN AND ALLOTMENT TO BE A FREE ACT AND HEREBY
 DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAYS
 AND OPEN SPACE AND EASEMENTS FOREVER ALL AREAS SO
 DESCRIBED HEREON TO THE PUBLIC USE OF THE COUNTY OF GUILFORD
 COUNTY, NORTH CAROLINA.

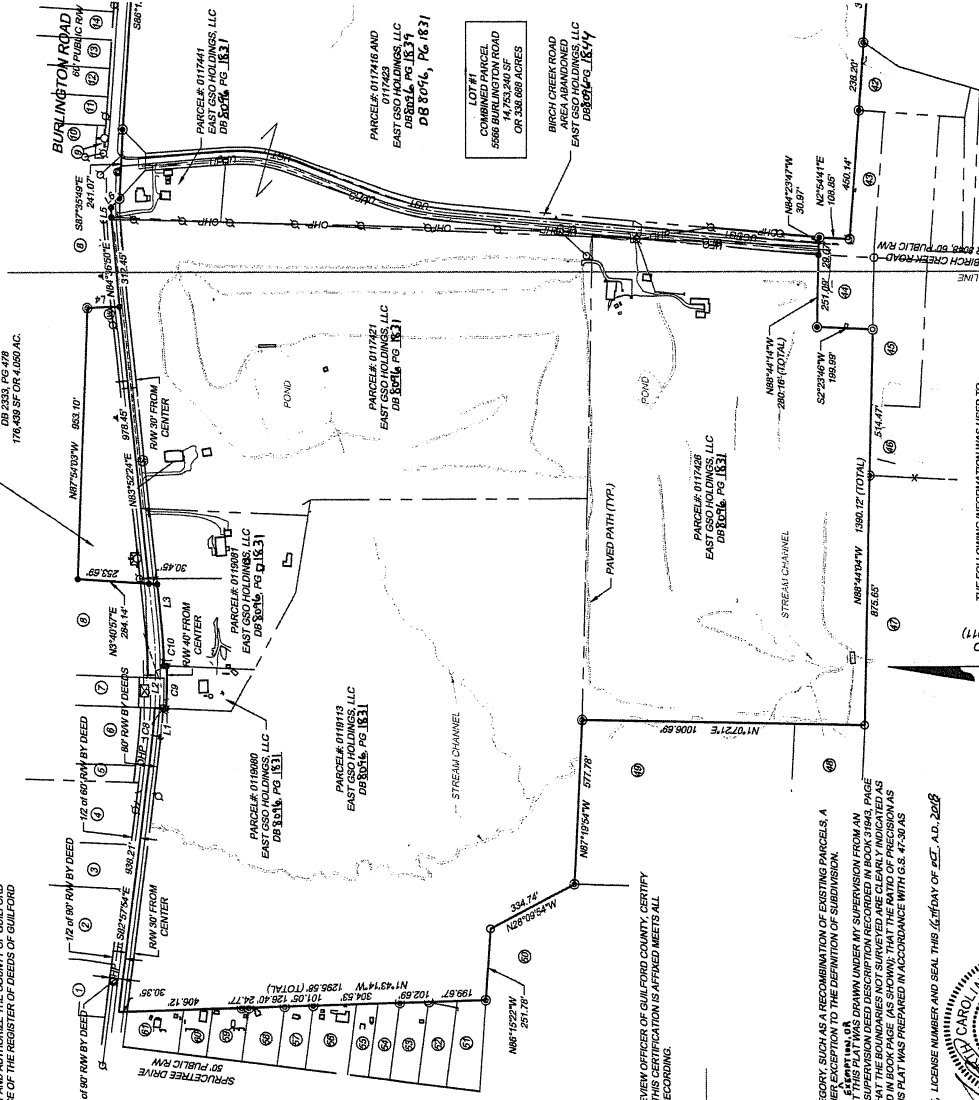
[Signature]
 EAST GSO HOLDINGS, LLC

BK P 198
 REC-2018-06
 GUILFORD COUNTY, NC
 OCT 15 09:37:49 AM
 DEPT. OF RECORDS & ADMINISTRATION
 2018060605

LINE	BEARING	LENGTH
L1	S2°31'09"W	40.85'
L2	N2°34'15"E	9.98'
L3	N83°57'41"E	120.64'
L4	S2°10'03"E	113.91'
L5	N89°32'32"E	33.71'
L6	S46°34'23"E	42.35'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	2000.00'	156.00'	69.03'	3°19'12"	S84°39'38"E	107.87'
C9	1994.85'	150.10'	75.00'	4°19'40"	S89°04'52"E	150.06'
C10	1994.86'	168.19'	83.14'	4°47'20"	N89°21'40"E	168.14'

RESIDUAL AREA
 PARCEL
 REBECCA P. LOWDENMILK
 DB 8336 PG 179
 176,439 SF OR 4.000 AC.



THE FOLLOWING INFORMATION WAS USED TO
 (1) CLASS OF SURVEY: "CLASS A"
 (2) POSITIONAL ACCURACY: 1/8" = 1' HORIZ.
 (3) DATE OF SURVEY: 01/28/2018
 (4) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
 (5) PUBLISHED CONTROL LINE: NAD83
 (6) COMBINED GRID FACTORS: 0.99994072
 (7) UNITS: US SURVEY FEET

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD
 I, *[Signature]* REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY
 THAT THE MAP AND INFORMATION IS APPROPRIATE FOR ALL
 STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER
 DATE: 10-19-18

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD
 I, *[Signature]* SURVEYOR CERTIFICATION
 THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A
 COUNTY ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 I, MICHAEL S. MILLER, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY MADE UNDER MY SUPERVISION BEING DESCRIBED IN BOOK 3184, PAGE
 DRAWN FROM INFORMATION FOUND IN BOOK PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS
 CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
 AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15th DAY OF OCT., A.D. 2018
 PROFESSIONAL LAND SURVEYOR
 MICHAEL S. MILLER
 SEAL
 1-3677

YOUR VISION ACHIEVED THROUGH OURS.
 THIS DRAWING PREPARED AT THE
 CHARLOTTE OFFICE
 610 E. MORRISON STREET SUITE 500 CHARLOTTE, NC 28202
 NORTH CAROLINA LICENSE NUMBER C-1593

TIMMONS GROUP

RECOMBINATION PLAN
 FOR
 PUBLIX SUPER MARKETS, INC.
 338.688 ACRES
 CASE # 18-08-GOPL-05162
 MCLEANSVILLE, NORTH CAROLINA
 OWNER: EAST GSO HOLDINGS, LLC

JEFFERSON TOWNSHIP Guilford County
 DATE: OCT 16, 2018 SCALE: 1" = 300'
 SHEET 1 OF 2 J.N. 41010
 DRAWN BY: M. Miller CHECK BY: M. Miller

SCALE 1" = 300'
 0 300' 600'



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Date 8/2/24

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1.	Estate of Daphne R. Miles c/o J. Ben Miles, Administrator 5936 Burlington Road, McLeansville NC 27301	No	_____
2.	Dees Real Estate Holdings, LLC 626 Knox Road, McLeansville, NC 27301	No	<u>Janet L Dees</u>
3.	_____	_____	_____

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

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Date Received: 8/2/24

Received By: Andrew Nelson

Annexation Description-To The City of Greensboro- -Guilford County, NC

626 Knox Road and 5936 Burlington Road

All that certain piece, parcel or tract of land lying and being in the Jefferson Township, Guilford County, North Carolina and being the portion of land described as the following.

Commencing at a North Carolina Geodetic Monument "Weeping", having published NC NAD83/2011 State Plane Coordinates of: Northing: 851599.48 (sft) Easting: 1798057.41 (sft), thence South 74°40'33" East grid distance of 10864.64 feet to a 1.25" rebar, having NCNAD83/2011 State Plane Coordinates of: (Northing: 848728.20 (sft) Easting: 1808535.82 (sft) said corner being the place and point of beginning, said corner being the south western point of James and Reita Tuttle Living Trust, either now or formerly known as in instrument recorded in Deed Book 7784, Page 1422, said corner also being the northeastern point of Publix Super Markets Inc, either now or formerly known as in instrument recorded in Deed Book 8097, Page 812, thence along the eastern property line of Publix Super Markets Inc for the following two bearings and distances: (I) South 02°30'22" West a distance of 513.19 feet to a ¾" iron pipe, (II) South 02°29'05" West a distance of 452.76 feet to an axle, said corner being the northeastern point of C Paisley Gordon Living Trust, either now or formerly known as in instrument recorded in Deed Book 7489, Page 1740, thence along the eastern line of said tract for the following two bearings and distances: (I) South 02°31'46" West a distance of 137.66 feet to a ¾" iron pipe, said corner being the northwestern point of Dees Real Estate Holdings LLC, either now or formerly known as in instrument recorded in Deed Book 318, Page 458, (II) South 02°28'03" West a distance of 699.92 feet to stone with a dead cedar witness, said corner being the northwestern point of James C. Hamilton, either now or formerly known as in instrument recorded in Deed Book 3638, Page 2072, thence along the northern line of James C. Hamilton, South 89°52'36" East a distance of 1136.09 feet to a ¾" iron pipe, said corner being the northeastern point of Frog Holler Properties, LLC, either now or formerly known as in instrument recorded in Deed Book 8181, Page 2195, thence along the northern line of Frog Holler Properties, LLC for the following two bearings and distances: (I) South 89°55'32" East a distance of 393.83 feet to an old Oak Stump, (II) South 87°46'19" East a distance of 454.28 feet to a 5/8" rebar in asphalt, said corner being located in the centerline of Knox Road, thence along the centerline of Knox Road for the following five bearings and distances: (I) North 52°58'53" East a distance of 105.75 feet to a 3/8" rebar in asphalt, (II) North 45°28'51" East a distance of 99.96 to a 5/8" rebar in asphalt, (III) North 37°29'34" East a distance of 100.00 feet to a 3/8" rebar in asphalt, (IV) North 29°09'39" East a distance of 99.90 feet to a 3/8" rebar in asphalt, (V) North 21°31'02" East a distance of 100.04 feet to a 5/8" rebar in asphalt, thence leaving said centerline and traveling along Knox Road for the following three bearings and distances: (I) North 01°12'53" East a distance of 295.06 feet to a ¾" iron pipe, (II) North 04°11'21" East a distance of 634.13 feet to a new iron pipe, (III) North 03°38'36" East a distance of 70.33 feet to a new iron pipe, to the southwestern intersection of Knox Road and Burlington Road, thence along the southern sixty foot public right of way of Burlington Road for the following two bearings and distances: (I) North 70°18'26" West a distance of 103.84 feet to a new iron pipe, (II) North 71°44'39" West a distance of 220.17 feet to a 1.25" rebar, said corner being the northeastern point of James and

Reita Tuttle Living Trust, either now or formerly known as in instrument recorded in Deed Book 7784, Page 1422, thence leaving said right of way along the southern line of said tract for the following four bearings and distances: (I) South $05^{\circ}44'21''$ West a distance of 362.35 feet to a 1" iron pipe, (II) South $17^{\circ}47'07''$ West a distance of 88.48 feet to a new iron pipe, (III) North $71^{\circ}57'09''$ West a distance of 1124.25 to a 1.25" rebar, (IV) North $62^{\circ}48'59''$ West a distance of 928.01 feet to a 1.25" rebar, said corner being the place and Point of Beginning.

The metes and bounds description above contains 71.08 acres more or less as shown of that certain Annexation to the City of Greensboro for Pulte Homes, LLC, being prepared by Sgroi Geomatics, PLLC dated August 1st, 2024

**Exhibit "A" to Special Warranty Deed
from Ellen Ireland Dees to Dees Real Estate Holdings, LLC**

Parcel One

All of Lots 1, 3 and 4 as shown on the plat entitled "Property of Julius Dees, Jr." which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 73, Page 285.

Parcel Two

All of Lots 1, 3 and 4 as shown on the plat entitled "Recombination Plat Property of Ellen Ireland Dees and Douglas A. Gilmer" which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 140, Page 124.

 **Parcel Three**

BEGINNING at a stone 1 foot South of a cedar in W. H. Paisley's line, a corner with H. Buck Reese (formerly a corner of Charlie Day's); thence with the line of H. Buck Reese (formerly Charlie Day's line) South 87° 39' 40" East 1529.31 feet to a post oak; thence with A. Lee Forbis' line (formerly A. A. Shaw's line) South 85° 32' 50" East 748.41 feet to a stone in J. R. Andrews' line (formerly E. P. Huffines' line); thence North 3° 34' 30" East, crossing a public road 700.03 feet to a new iron post; thence North 86° 58' 20" West with O. H. Reese's line 2263.99 feet to a new iron post in W. H. Paisley's line (formerly J. W. Paisley's line); thence South 4° 39' 50" West 700 feet to the point of beginning, containing 35.997 acres, more or less, and as shown by a plat of survey made by Hollowell & Associates, Inc., dated September 10, 1963; subject, however, to the right of way of the public road across the eastern and southeastern portions of the above described tract, and also subject to the right of way of Duke Power Company, which is recorded in the Office of the Register of Deeds of Guilford County in Book 794, at Page 499.

SAVE AND EXCEPT that certain 1.05 acres more or less tract as conveyed to McLeansville Fire Department, Inc. by Deed recorded in Book 2714, Page 544, Guilford County Registry.

Parcel Four

BEGINNING at the nail in the center line of S. R. #2109 known as the Eversfield Road, being the northeast most corner of a tract of land owned by George S. Ferrell and being a common corner with the southeastern corner of a certain tract of land owned by C. H. Darden and wife, C. H. Darden, Jr., and J. D. Porter, and also being a nail in the bridge

where S. R. #2109 crosses the Haw River, and running thence in a southerly direction with the center line of S. R. #2109 the following courses and distances: South 11° 41' 30" West 1100.00 feet; South 10° 59' 30" West 100.00 feet; South 08° 06' 30" West 100.00 feet; South 03° 13' West 100.00 feet; South 02° 04' 30" East 100.00 feet; South 07° 38' 30" East 100.00 feet; South 11° 43' 30" East 100.00 feet; South 13° 16' 30" East 866.74 feet to a nail in the center line of S. R. #2109, a corner with George Hoff; thence with George Hoff South 62° 45' 30" West 273.31 feet to an existing iron pipe in the line with George Hoff; thence still with Hoff's line, South 62° 45' 30" West 357.17 feet to an existing iron pipe, a corner with George Hoff; thence still with Hoff's line, South 19° 23' East 258.52 feet to an existing iron pipe, a corner with Hoff; thence still with Hoff's line North 88° 34' West 1390.87 feet to an existing iron pipe in Clarence W. Browning's line; thence with Browning's line North 02° 55' East 2215.60 feet to a point in a Beaver Pond in the Haw River, said point being in C. H. Darden and wife, C. H. Darden, Jr., and J. D. Porter's line; thence with said line with the Haw River North 63° 09' East 517.73 feet to a point in the Haw River; thence still with said line and with the Haw River North 67° 23' East 978.00 feet to a point in the Haw River; thence with said line and with the Haw River North 65° 20' East 454.68 feet to the point and place of BEGINNING, being 97.178 acres, more or less, as surveyed by Norman R. Underwood for Carolyn Evans in March of 1978.

000030

