

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 5936 BURLINGTON ROAD AND 626 KNOX ROAD –  
71.08 ACRES)

Section 1. Pursuant to G.S. Chapter 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a 1.25" rebar in the existing Greensboro satellite city limits (as of July 31, 2024), having NC NAD83/2011 State Plane Coordinates of: Northing: 848728.20 (sft) Easting: 1808535.82 (sft), said rebar being at the southwest corner of James and Reita Tuttle Living Trust, recorded in Deed Book 7784, Page 1422, said rebar also being in the eastern line of Lot #1 on Recombination Plat for Publix Super Markets, Inc., as recorded at Plat Book 198, Page 86; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said Lot #1 the following two (2) bearings and distances: 1) S 02° 30' 22" W 513.19 feet to a ¾" existing iron pipe, and 2) S 02° 29' 05" W 452.76 feet to an axle at the southeast corner of said Lot #1, also being the northeast corner of C. Paisley Gordon Living Trust, as recorded in Deed Book 7489, Page 1740; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Gordon Living Trust the following two (2) bearings and distances: 1) S 02° 31' 46" W 137.66 feet to a ¾" existing iron pipe at the northwest corner of Parcel Three of Dees Real Estate Holdings, LLC, as recorded in Deed Book 6105, Page 27, and 2) S 02° 28' 03" W 699.92 feet to a stone with a dead cedar witness at the northwest corner of James C. Hamilton, as recorded in Deed Book 3638, Page 2072; thence with Hamilton's northern line S 89° 52' 36" E 1,136.09 feet to a ¾" existing iron pipe at the northwest corner of Frog Holler Properties, LLC, as recorded in Deed Book 8181, Page 2195; thence with the northern line of Frog Holler Properties, LLC the following two (2) bearings and distances: 1) S 89° 55' 32" E 393.83 feet to an old oak stump, and 2) S 87° 46' 19" E 454.28 feet to a 5/8" rebar in asphalt in the centerline of Knox Road (NCSR #3051); thence with said centerline the following five (5) bearings and distances: 1) N 52° 58' 53" E 105.75 feet to a 3/8" rebar in asphalt, 2) N 45° 28' 51" E 99.96 feet to a 5/8" rebar in asphalt, 3) N 37° 29' 34" E 100.00 feet to a 3/8" rebar in asphalt, 4) N 29° 09' 39" E 99.90 feet to a 5/8" rebar in asphalt, and 5) N 21° 31' 02" E 100.04 feet to a 5/8" rebar in asphalt; thence leaving said centerline and traveling along Knox Road N 01° 12' 53" E 295.06 feet to a ¾" existing iron pipe in the western right-of-way line of said road; thence with said right-of-way line the following two (2) bearings and distances: 1) N 04° 11' 21" E 634.13 feet to a new iron pipe, and 2) N 03° 38' 36" E 70.33 feet to a new iron pipe at the intersection of said right-of-way line and the southern right-of-way line of Burlington Road (NCSR # 3163); thence along the southern right-of-way line (60-foot right-of-way) of Burlington Road the following two (2) bearings and distances: 1) N 70° 18' 26" W 103.84 feet to a new iron pipe, and 2) N 71° 44' 39" W 220.17 feet to a 1.25" rebar at the northeast corner of James and Reita Tuttle Living Trust; thence with the eastern line of said Trust the following two (2) bearings and distances: 1) S 05° 44' 21" W 362.35 feet to a 1" existing iron pipe, and 2) S 17° 47' 07" W 88.48 feet to a new iron pipe; thence with the southern line of said Trust the following two (2) bearings and distances: 1) N 71° 57' 09" W 1,124.25 feet to a 1.25"

rebar, and 2) N 62° 48' 59" W 928.01 feet to the point and place of BEGINNING, and containing approximately 71.08 acres, of which approximately 70.69 acres lies outside of street right-of-way. All 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.