



GREENSBORO ANNEXATION PETITION

Date 8/2/24

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.)

Portion of 4544 Jessup Grove Road (Parcel # 150969)

Legal description 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.	HAT Ventures, LLC 1101 Norwalk St Greensboro, NC 27407	no	By: James Hale, Member-Manager
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: 8/2/24

Received By: Andrew Nelson

Property Description Jessup Grove Road-Greensboro

ALL that certain piece, parcel or tract of land lying and being in the City of Greensboro, Bruce Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the northern margin of Jessup Grove Road, a 60' public right-of-way, said point being the southwest corner of Pathway Community Church, Inc., either now or formerly, as described in instrument recorded in Deed Book 8015, Page 2833, in the Guilford County Registry, and having parcel pin no. 7837610418 ("The Pathway Community Church Property"), said point also being South 83 deg. 59 min. 57 sec. East 362.35 feet from a published NCGS monument "170 W 201", having NAD 83\2011 coordinates of, Northing = 871,335.86 and Easting = 1,735,547.25; thence from the **Point of Beginning**, leaving the northern margin of Jessup Grove Road and into the margin of Jessup Grove Road, the following two (2) courses and distances: **(i) South 00 deg. 40 min. 44 sec. West 38.46 feet to a computed point; (ii) North 89 deg. 49 min. 45 sec. West 349.24 feet to a computed point** near the intersection of the aforementioned Jessup Grove Road and Lewiston Road, a 60' public right-of-way; thence within the margin of Lewiston Road, **(i) North 05 deg. 03 min. 15 sec. East 330.50 feet to a computed point; (ii) North 14 deg. 41 min. 59 sec. East 151.52 feet to a computed point**; thence along a new line within the margin of Lewiston Road and the southern line of Hat Ventures, LLC, either now or formerly, as described in instrument recorded in Deed Book 8733, Page 674, in the Guilford County Registry, and having parcel pin no. 7837519868 ("The Hat Ventures Property"), **South 78 deg. 59 min. 44 sec. East 292.03 feet to an existing iron pipe** in the western line of The Pathway Community Church Property; thence with the western line of The Pathway Community Church Property, **South 00 deg. 40 min. 44 sec. West 382.62 feet to the Point and Place of Beginning** and containing 3.393 acres, more or less,