

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT 521 KALLAMDALE ROAD, A PORTION OF 3425
RANDLEMAN ROAD AND A PORTION OF KALLAMDALE ROAD RIGHT OF
WAY – 7.27 ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro corporate limits (as of February 28, 2025), said point being an axle at the southeast corner of that annexation approved by City of Greensboro Ordinance #17-040, said axle also being the southeast corner of Lot 1 of Elmsley Trail, LLC, as recorded at Plat Book 203, Page 22; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction, crossing Kallamdale Road, approximately 67 feet to an axle at the northwest corner of Lot 2A of Trinity Housing Development, LLC, as recorded at Plat Book 210, Page 6; thence with the western line of said Lot 2A S 01° 02' 09" E 411.34 feet to a ½" iron pipe in the northern right-of-way line of Interstate 85; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along said right-of-way line the following four (4) courses and distances: 1) N 85° 10' 11" W 251.26 feet to a ½" existing iron pipe, 2) S 03° 59' 36" W 61.80 feet to a ½" existing iron pipe, 3) N 87° 15' 18" W 279.43 feet to a concrete monument, and 4) N 82° 32' 00" W 240.81 feet to a concrete monument at or near the eastern right-of-way line of Randleman Road; thence with said eastern right-of-way line N 10° 42' 12" W approximately 90 feet to a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said eastern right-of-way line N 10° 42' 12" W approximately 140 feet to its intersection with the southern right-of-way line of Kallamdale Road; thence with said southern right-of-way line N 70° 20' 39" E approximately 260 feet to a corner in the existing city limit line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said southern right-of-way line N 70° 20' 39" E approximately 150 feet to its intersection with the southwardly projection of the western line of Lot 1 of Elmsley Trail, LLC; thence with said projection N 02° 17' 19" E approximately 60 feet to an existing iron pin at the southwest corner of said Lot 1, a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following three (3) courses and distances: 1) N 74° 27' 30" E 101.75 feet to a point, 2) N 83° 11' 24" E 102.63 feet to a point, and 3) N 86° 01' 11" E 251.43 feet to the point and place of BEGINNING, containing approximately 7.27 acres, of which approximately 6.64 acres lies outside of street right-of-way.

All plats 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.