

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT PORTIONS OF 3725 AND 3739 AND ALL OF 3751
MCCONNELL ROAD – 35.68 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 on the existing Greensboro city limit line (as of December 31, 2024), said point being a right-of-way monument with cap on the western right-of-way line of Interstate I-85/I-40 off ramp (heading south) and having a NC Grid Coordinate (NAD 83/2011) of N:841524.69, E: 1796236.53; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 55°09'17" W 282.44 feet to a right-of-way monument with cap; thence with the northern right-of-way line of I-40 N 85°56'47" W 165.25 feet to a point; thence N 75°45'28" W 326.16 feet to a point; thence S 80°45'23" W 303.95 feet to a point; thence N 63°46'27" W 103.69 feet to a right-of-way monument in concrete with an "X" on the eastern right-of-way line of McConnell Road (SR #3000); thence in a northwesterly direction approximately 630 feet to the western end of Line "L-1" on the northern line of Lot 1 of Property of Penske Truck Leasing Co., L.P., as recorded in Plat Book 214, Page 13; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing McConnell Road, approximately 200 feet to a point on the northern right-of-way line of McConnell Road, said point being the westernmost corner of Area P1 shown on Boundary Exhibit 3739, 3751, & 3725 McConnell Road, by KCI Associates of N.C., dated 12/05/24; thence with the western line of said Area P1 the following four (4) courses and distances: 1) with a curve to the left having a radius of 38.00 feet and a chord bearing and distance of N 64°59'33" E 37.65 feet to a point, 2) N 35°18'03" E 68.50 feet to a point, 3) with a curve to the right having a radius of 569.25 feet and a chord bearing and distance of N 42°51'23" E 149.70 feet to a point, and 4) N 50°24'43" E 197.79 feet to a point on the western line of Batts, et al., as recorded in Deed Book 7688, Page 837; thence with the western line of Batts et al. N 00°09'57" W 397.79 feet to an iron axle; thence with the northern line of said Area P1 S 88°05'02" E 1085.36 feet to an iron pipe in the western right-of-way line of Interstate I-85/I-40 off ramp, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line the following three (3) courses and distances: 1) S 08°01'33" E 631.48 feet to a right-of-way monument with cap, 2) S 06°01'56" W 216.57 feet to a right-of-way monument with cap, and 3) S 25°46'20" W 225.04 feet to the point and place of BEGINNING, and containing approximately 35.68 acres, of which approximately 32.31 acres lies outside of street right-of-way. All deeds and 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.