

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTIES LOCATED AT 2023 AND 2029 WILLOW ROAD, A PORTION OF  
1605-ZZ AND ALL OF 1607 SHARPE ROAD AND A PORTION OF WILLOW  
ROAD RIGHT OF WAY – 27.64 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 April 30, 2025), said point being a found rebar bent with NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,911.989 E: 1,775,040.986); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144, N 68°11'30" W 491.40 feet to said Lot 1's northwest corner, a point in the eastern right-of-way line of Willow Road; thence continuing in a westerly direction approximately 30 feet to a point in the centerline of Willow Road; thence in a northerly direction along said centerline approximately 350 feet to its intersection with the westwardly projection of the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with said projection S 88°13'04" E approximately 30 feet to a point on the eastern right-of-way line of Willow Road; thence with said southern line S 88°13'04" E 1279.68 feet to an existing rebar at the southeast corner of said L.P.; thence with the eastern line of said L.P. N 25°04'03" E 434.42 feet to an existing nail in a tree root at the northeast corner of said L.P.; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Neese Sausage Company, as recorded in Deed Book 1478, Page 61, S 88°13'39" E 194.30 feet to a found rebar at the southeast corner of Neese Sausage Company; thence with the western line of Thomas R. Neese Family Limited Partnership, as recorded in Deed Book 8773, Page 512, S 24°11'14" W 432.22 feet to a found iron pin at the northwest corner of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4347, Page 1767; thence with the northeastern line of said Church property S 40°23'58" E 497.70 feet to an unmarked point in the western right-of-way line of Sharpe Road; thence with said right-of-way line the following seven (7) courses and distances: 1) S 49°41'46" W 100.00 feet to an unmarked point, 2) S 38°04'06" W 354.26 feet to an unmarked point, 3) S 37°10'36" W 45.71 feet to an unmarked point, 4) S 33°53'36" W 121.95 feet to an unmarked point, 5) S 29°06'56" W 121.96 feet to an unmarked point, 6) S 25°26'26" W 65.74 feet to an unmarked point, and 7) S 23°57'51" W 59.59 feet to an existing iron pin at the northeast corner of Tract Two of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 8302, Page 715; thence continuing with said right-of-way line S 24°11'13" W 125.00 feet to the southeast corner of said Tract Two, said corner being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of said Tract Two N 65°49'07" W 279.12 feet to the southwest corner of said Tract Two; thence with the western line of said Tract Two N 24°10'53" E 125.22 feet to an iron pin found at the northwest corner of said Tract Two,

having NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,412.767 E: 1,775,744.066); thence with the eastern line of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4268, Page 1169, N 24°11'46" E 370.09 feet to an existing iron pin bent at the northeast corner of said property; thence with the northern line of said property N 79°12'28" W 869.92 feet to the point and place of BEGINNING, and containing approximately 27.64 acres, of which approximately 27.40 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.

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## 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.