



GREENSBORO ANNEXATION PETITION

Date 3/4/2021

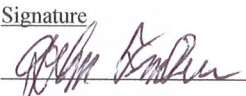
TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- 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.)

See Attached : PT 138, 168, 170, AND 172
FLEMINGFIELD ROAD.

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>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1. <u>Estate of Alan R. Albert</u> <u>168 Flemingfield Rd.,</u> <u>McLeansville, NC 27301</u>	<u>No</u>	<u></u> <u>By: John Tinker, Executor</u>
2. <u>Hathcock Properties, LLC</u> <u>177 Flemingfield Rd.,</u> <u>McLeansville, NC 27301</u>	<u>No</u>	<u>By: Justin Hathcock, Member</u>
3. <u>Jim Allen, Inc.</u> <u>PO Box 13120</u> <u>Greensboro, NC 27415</u>	<u>No</u>	<u>By: Nadine Allen, President</u>

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: 3/5/21

Received By: S. GALANTI



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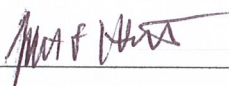
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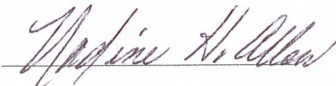
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Hugh Creed Associates, Inc. P.A.

Consulting Engineers & Land Surveyors

1306 W. WENDOVER AVENUE

P.O. BOX 9623

GREENSBORO, N.C. 27408

GREENSBORO, N.C. 27429

TELE: (336) 275-9826 OR (336) 275-8084

FIRM LICENSE #C-0551

E-MAIL: HCA@HUGHCREEDASSOCIATES.COM

March 3, 2021

LAND DESCRIPTION
FOR
ANNEXATION INTO THE CITY OF GREENSBORO
AND
REZONING FROM GUILFORD COUNTY AG ZONE
TO
CITY OF GREENSBORO R-5 ZONE

Beginning at an iron pipe at the northwestern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614 in the Guilford County Registry. Said pipe also being the northwestern corner of Lot 108 as shown on a plat entitled "Subdivision of John W. King Property, Section 2" as recorded in Plat Book 9, page 43. Thence from said point of beginning an along the eastern margin of the Right-of-Way of Flemingfield Road, N.C.S.R. 2848 (60' Right-of-Way), N00°38'43"E, 49.88 feet to an iron pipe; Thence N84°27'56"W, 9.73 feet to a point within the Right-of-Way of Flemingfield Road; Thence N00°21'09"E, 265.27 feet to a point on the southwestern corner of Hathcock Property, LLC, as recorded in Deed Book 8102, page 2294, Tract III; Thence with the southern line of Hathcock Property, LLC, S84°41'33"E, 610.39 feet to an iron pipe in the southeastern corner of aforementioned Hathcock Property, LLC; Thence with the eastern lines of Hathcock Property, LLC, Tracts III and IV, N02°39'50"E, 738.53 feet to a point on the southwest corner of G. J. Harris, Jr., Heirs; Thence with the southern line of Harris, S85°43'54"E, 821.08 feet to an iron pipe in the western line to Thressa G. Hamlett Trust Irrevocable Trust Agreement, recorded in Deed Book 7628, page 2138, Thence with Hamlett's western line, S03°07'37"W, 877.57 feet to an iron pipe on the northwestern corner of Robin Fleming et al, as recorded in Deed Book 2792, page 409, thence with Fleming's western line, S03°39'56"W, 144.13 feet to an iron pipe on the northeastern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614; Thence with Jim Allen, Inc.'s eastern line, S07°01'24"W, 287.85 feet to a point in the centerline of a creek; Thence with new lines along the centerline of said creek, the following courses and distances:

Thence S82°18'42"W, 36.57 feet to a point; Thence N70°21'19"W, 106.82 feet to a point; Thence S20°03'04"W, 22.92 feet to a point; Thence S52°06'35"E, 42.81 feet to a point; Thence S10°49'31"E, 39.63 feet to a point; Thence S18°29'30"W, 41.46 feet to a point; Thence N57°13'40"W, 35.45 feet to a point; Thence S70°25'50"W, 82.84 feet to a point; Thence S35°38'38"W, 13.19 feet to a point; Thence S71°00'52"W, 45.51 feet to a point; Thence N66°02'15"W, 29.59 feet to a point; Thence S70°39'59"W, 90.50 feet to a point; Thence N65°13'53"W, 64.32 feet to a point; Thence S51°17'14"W, 53.14 feet to a point; Thence S35°46'59"W, 68.19 feet to a point; Thence N65°41'59"W, 52.15 feet to a point; Thence N23°41'57"W, 12.37 feet to a point; Thence N63°26'41"E, 23.57 feet to a point; Thence N02°52'47"W, 20.82 feet to a point; Thence S89°52'42"W, 23.57 feet to a point; Thence N16°11'14"W, 41.49 feet to a point; Thence N84°06'03"W, 33.01 feet to a point;

Thence S36°43'47"W, 28.81 feet to a point; Thence N82°19'56"W, 21.59 feet to a point; Thence N10°21'37"E, 22.89 feet to a point; Thence N31°55'26"W, 38.30 feet to a point; Thence S60°01'41"W, 58.18 feet to a point; Thence N19°57'16"W, 42.40 feet to a point; Thence S78°46'59"W, 32.04 feet to a point; Thence N30°03'22"W, 35.56 feet to a point; Thence N87°29'39"W, 36.72 feet to a point; Thence S65°31'45"W, 20.20 feet to a point; Thence N51°41'34"W, 16.95 feet to a point; Thence N80°54'41"W, 17.88 feet to a point; Thence N51°31'08"W, 21.49 feet to a point; Thence N19°47'01"W, 52.18 feet to a point; Thence N00°56'22"W, 27.65 feet to a point; Thence N39°53'09"W, 25.58 feet to a point; Thence N16°50'48"E, 32.11 feet to a point; Thence N25°46'36"W, 61.42 feet to a point; Thence N80°02'14"W, 19.94 feet to a point; Thence N02°09'25"E, 80.84 feet to a point; Thence N53°56'48"W, 45.83 feet to a point; Thence N12°43'03"W, 55.18 feet to a point; Thence leaving said stream and with the northern line of Jim Allen, Inc., N84°27'27"W, 345.47 feet to the point and place of beginning.

Containing 32.481 acres and being all of that property shown in Deed Book 4174, page 2176, Deed Book 8103, page 2294, Tracts I and II, and a portion of Deed Book 2567, page 614.

Also being Tax Parcels #115071, 115081, 115076, and a portion of 115006.