

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT A PORTION OF 138 FLEMINGFIELD  
ROAD – 32.503-ACRES)

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

Beginning at an existing iron pin found having state plane NAD83(NC3200) coordinates of North 853,594.30 feet, East 1,791,273.18' and marking the northwest corner of Annacor Properties, LLC Deed Book 6041, Page 3032 (See also Lot #1 of Plat Book 93, Page 148); thence proceeding with Annacor's west line the following three calls: (1) S01°01'25"W 207.79 feet to an existing iron pin found, (2) S01°01'35"W 200.50 feet to an existing iron pin found, (3) S01°01'05"W 211.38 feet to an existing iron pin found marking the southwest corner of Annacor and the northwest corner of Annacor Properties, LLC Deed Book 6429, Page 2931 (See also Lot #2 of Plat Book 93, Page 148); thence proceeding with Annacor's west line S01°01'25"W 649.28 feet to a new iron pin set; thence proceeding with a new line, N89°30'05"W 896.65 feet to a new iron pin set in the east right-of-way of Flemingfield Road (N.C.S.R. 2848); thence proceeding in a westerly direction a distance of approximately 60 feet to a point, said point being along the western right-of-way for Flemingfield Road, said point being the southern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-3091 (effective date February 5, 2013); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N02°48'03"E 225.42 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a new iron pin set along the eastern right-of-way for Flemingfield Road; thence proceeding with the eastern right-of-way line of Flemingfield Road N03°42'39"E 225.44 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to a point, said point being the northern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-2845 (effective date December 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 04°10'08" E 60.07 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a point, said point being along the eastern right-of-way line for Flemingfield Road; thence proceeding along the eastern right-of-way line for Flemingfield Road the following five calls: (1) N03°42'39"E 30.51 feet to a new iron pin set, (2) N04°05'48"E 286.14 feet to a new iron pin set, (3) 213.82 feet along a curve to the left of radius 961.93 feet, a chord bearing and distance of N02°16'17"W 213.38 feet to a new iron pin set, (4) 83.38 feet along a curve to the left of radius 463.68 feet, a chord bearing and distance of N13°47'28"W 83.26 feet to a new iron pin set, (5) N18°56'31"W 111.90 feet to a new iron pin set; thence proceeding with a new line the following nineteen calls: (1) N59°20'51"E 151.61 feet to a new iron pin set, (2) N58°12'21"E 179.37 feet to a new iron pin set, (3) N45°53'20"E

303.85 feet to a point, (4) S66°20'37"E 52.15 feet to a point, (5) N35°08'21"E 68.19 feet to a point, (6) N50°38'36"E 53.14 feet to a point, (7) S65°52'31"E 64.32 feet to a point, (8) N70°01'21"E 90.50 feet to a point, (9) S66°40'53"E 29.59 feet to a point, (10) N70°22'14"E 45.51 feet, to a point, (11) N35°00'00"E 13.19 feet to a point, (12) N69°47'12"E 82.84 feet to a point, (13) S57°52'18"E 35.45 feet to a point, (14) N17°50'52"E 41.46 feet to a point, (15) N11°28'09"W 39.63 feet to a point, (16) N52°45'13"W 42.81 feet to a point, (17) N19°24'26"E 22.92 feet to a point, (18) S70°59'57"E 106.82 feet to a point, (19) N81°40'04"E 24.20 feet to a new iron pin set in the west line of Paul McDrew Fulk and wife, Carla Zimmerman Fulk Deed Book 7864, Page 2102; thence proceeding with Fulk's west line, S03°38'18"W 250.28 feet to an existing iron pin found marking the southwest corner of Fulk and the northwest corner of Donna M. Sanders and husband, Robert A. Sanders Deed Book 8100, Page 1966; thence proceeding with Sanders west line, S03°43'22"W 282.34 feet to an existing iron pin marking Sanders southwest corner and in the north line of Annacor Properties, LLC Deed Book 6041, Page 3032; thence proceeding with the north line of Annacor, N87°47'21"W 98.69 feet to the Point and Place of Beginning containing 32.503 acres, more or less.

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 May 18, 2021, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 1/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2021. Municipal ad valorem taxes for the 2021-2022 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.